

AGENDA
Regular City Council Meeting
CITY HALL
Webster City, Iowa
March 4, 2019
5:30 p.m.

ROLL CALL

Approval of Agenda

Pledge of Allegiance

A. PETITIONS – COMMUNICATIONS – REQUESTS

This is the time of the meeting that a citizen may address the Council on a matter not on the Agenda.

Except in cases of emergency, the City Council will not take any action at this meeting, but may ask the City Staff to research the matter or have the matter placed on the Agenda for a future meeting.

1. Public Information

B. MINUTES AND CLAIMS

The following items have been deemed to be non-controversial, routine actions to be approved by the Council in a single motion.

If a Council member, or a member of the audience wishes to have an item removed from this list, it will be considered in its normal sequence on the Agenda.

1. Minutes of February 18, 2019
2. Resolution on Payroll for the period ending February 16, 2019 and paid on February 22, 2019
3. Resolution on Bills Fund List

C. GENERAL AGENDA

1. **PUBLIC HEARINGS 5:35 p.m.**

COUNCIL MEMORANDUM

- A. Public Hearing for 2019-2020 Capital Improvement Budget and 2019-2020 through 2023-2024 Capital Improvement Plan.

CIP Summary

- (1) Resolution adopting, following notice and hearing, the 2019-2020 Capital Improvement Budget and the 2019-2020 through 2023-2024 Capital Improvement Plan of the City of Webster City, Iowa.

B. Public Hearing on proposed 2019-2020 Budget
Budget Sheets

- (1) Resolution adopting, following notice and hearing, the 2019- 2020 Operating Budget and Certification of City Taxes for the fiscal year ending June 30, 2020 for the City of Webster City, Iowa.

2. Recommend approval for issuance of Beer and Liquor Licenses by the Iowa Department of Commerce for the following:

COUNCIL MEMORANDUM:

- a. New Class C Liquor License, Outdoor Service and Sunday Sales - Hamilton County Speedway (TTMM Promotions, LLC) 1200 Bluff Street

3. COUNCIL MEMORANDUM: Third Reading of a proposed Ordinance, an ordinance continuing the Downtown Webster City Self-Supported Municipal Improvement District pursuant to the provisions of Chapter 386, Code of Iowa, and providing for the continuation of a fund and the levy of annual taxes in connection therewith. ORDINANCE

- a. Pass and Adopt Ordinance

4. COUNCIL MEMORANDUM: Third Reading of a proposed Ordinance, an ordinance amending the Code of Ordinances of the City of Webster City, Iowa, 1996, by Amending Chapter 185 Pertaining to Sidewalks. ORDINANCE

- a. Pass and Adopt Ordinance

COUNCIL MEMORANDUM: PICS-JUNK VEHICLES

5. First Reading of a proposed ordinance, an Ordinance amending the Code of Ordinances of the City of Webster City, Iowa, 1996, by Amending Chapter 55 Title II Community Protection: General Provisions.

6. First Reading of a proposed ordinance, an Ordinance repealing the Code of Ordinances of the City of Webster City, Iowa, 1996, by Repealing Chapter 141 Pertaining to Junk and Junk Vehicles.

7. COUNCIL MEMORANDUM: Motion approving entering into three year farm leases with Wayne Johnson on City owned property located in Sahai 2nd Addition and West of Beach Street
BID TABS LEASES

City Council Meeting Agenda March 4, 2019

8. **Resolution** directing publication of Gross Wage Salaries for full time and part time City Employees for the Calendar Year 2018.
9. Motion accepting **Goal Session Report** of 1-28-19
10. **COUNCIL MEMORANDUM:** **Resolution** approving Fire Department Work Agreement for 2019-2020 and approving the execution of same by the City Manager. **AGREEMENT**
11. **COUNCIL MEMORANDUM:** Motion to consider City Manager recruitment search firm proposals and enter into an agreement. **PROPOSALS**
12. **COUNCIL MEMORANDUM:** **Resolution** authorizing the use of a preliminary official statement for the sale of bonds. **PO STATE**
13. **COUNCIL MEMORANDUM:** Motion on request from Finance Director to seek proposals for Banking Services. **RFP**
14. **COUNCIL MEMORANDUM:** Motion on Amendment to Option Agreement for the purchase of Real Estate with WC Partners, LLC (Ohio Street) **AMD&AGREE**
15. **COUNCIL MEMORANDUM:** **Request** from Fire Chief for two Firemen to attend the Fire Department Instructors Conference (FDIC) in Indianapolis, Indiana on April 7 to April 13, 2019.
16. **COUNCIL MEMORANDUM:** Motion on request from Wastewater Plant Superintendent to purchase two Air-Makeup Units for the Wastewater Treatment Plant. **BIDS**
17. **COUNCIL MEMORANDUM:** **Resolution** authorizing entering into Amendment No. 7 to the On-Call Paving Specialist Agreement of February 6, 2017 with Snyder and Associates, Inc., Ankeny, Iowa to extend engineering services for the term of one year. **AMENDMENT**

**D. REPORTS AND RECOMMENDATIONS OF OFFICERS,
BOARDS AND COMMISSIONS:**

1. Council Committee Reports
2. Other reports and recommendations.

E. OTHER ITEMS SENT TO COUNCIL

1. [City Attorney](#) update/report 2-27-19

F. CLOSED SESSION

1. Meet in Closed Session to discuss the purchase/sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property, as provided by Chapter 21.5 j. of the Code of Iowa

RETURN TO OPEN SESSION

G. ADJOURN

NOTE: The Council may act by motion, resolution or ordinance on items listed on the Agenda.

CITY COUNCIL MEETING MINUTES
Webster City, Iowa February 18, 2019

The City Council met in regular session at the City Hall, Webster City, Iowa at 5:30 p.m. on February 18, 2019 upon call of the Mayor and the advance agenda. The meeting was called to order by Mayor John Hawkins and roll being called there were present John Hawkins, Mayor in the chair, and the following Council Members: Jim Talbot and Logan Welch. Council Members Matt McKinney and Brian Miller were absent.

It was moved by Talbot and seconded by Welch to approve the agenda.

ROLL CALL: Hawkins, Talbot and Welch voting aye.

Mayor John Hawkins led the Pledge of Allegiance

PETITIONS – COMMUNICATIONS – REQUESTS

None brought forth.

PUBLIC INFORMATION

Council Member Welch acknowledged the group of Webelos (Scouts) that were present at the meeting.

Mayor John Hawkins gave a reminder that the Food Bank will be at St. Thomas Church tomorrow (February 19th) at 4:00 p.m.

A proclamation was given by Mayor Hawkins declaring February 27, 2019 as Honey Bee Day in Webster City. Those in attendance for the proclamation were Dan and Donna Ryherd, Scott and Juli Jaycox and Jacquelyn Edeker of Boone River Bee Club.

MINUTES AND CLAIMS

It was moved by Welch and seconded by Talbot that the following motion and Resolutions be approved and adopted collectively:

1. That the February 4, 2019 Regular Meeting Minutes, the February 11, 2019 Special Session Meeting Minutes and the February 11, 2019 Budget Work Session Meeting Minutes be approved.
2. That Resolution No. 2019-025 approving Payroll for the period ending February 2, 2019 and paid on February 8, 2019 in the amount of \$154,573.35 be passed and adopted.
3. That Resolution No. 2019-026 approving Bills paid in the amount of \$1,019,423.79 be passed and adopted and the Fund List be approved.

ROLL CALL: Talbot, Welch and Hawkins voting aye.

GENERAL AGENDA

1. It was moved by Talbot and seconded by Welch that Resolution No. 2019-027 accepting and executing Easements from the Hamilton County Board of Supervisors and Steven Peppel and Jenny Peppel in connection with the 2019 Millards Lane Box Culvert Replacement Project be passed and adopted.

ROLL CALL: Welch, Hawkins and Talbot voting aye.

2. PUBLIC HEARINGS 5:35 p.m.

A. Monday, February 18, 2019 at 5:35 p.m. at City Hall Council Chambers, Webster City, Iowa being the time and place for a Public Hearing on proposed Plans and Specifications and proposed Form of Contract and Estimate of Cost for the 2019 Millards Lane Box Culvert Replacement Project, the same was held. No written objections were received and no oral objections were presented.

(1) It was moved by Talbot and seconded by Welch that Resolution No. 2019-028 finally approving and confirming Plans, Specifications and Form of Contract and Estimate of Cost for the 2019 Millards Lane Box Culvert Replacement Project be passed and adopted.

ROLL CALL: Hawkins, Talbot and Welch voting aye.

(2) It was moved by Welch and seconded by Talbot that Resolution No. 2019-029 awarding contract for the 2019 Millards Lane Box Culvert Replacement Project to Progressive Structures, Elkader, Iowa in the amount of \$152,899.25 be passed and adopted.

ROLL CALL: Talbot, Welch and Hawkins voting aye.

B. Monday, February 18, 2019 at 5:35 p.m. at City Hall Council Chambers, Webster City, Iowa being the time and place for a Public Hearing on proposed Plans and Specifications and proposed Form of Contract and Estimate of Cost for the Ingraham Water Main Repair Project, the same was held. No written objections were received and no oral objections were presented.

(1) It was moved by Welch and seconded by Talbot that Resolution No. 2019-030 finally approving and confirming Plans, Specifications and Form of Contract and Estimate of Cost for the Ingraham Watermain Repair Project be passed and adopted.

ROLL CALL: Welch, Hawkins and Talbot voting aye.

(2) It was moved by Welch and seconded by Talbot that Resolution No. 2019-031 awarding contract for the Ingraham Watermain Repair Project to Summers' Enterprise, Inc., Masonville, Iowa in the amount of \$124,512.50 be passed and adopted.

ROLL CALL: Hawkins, Talbot and Welch voting aye.

C. Monday, February 18, 2019 at 5:35 p.m. at City Hall Council Chambers, Webster City, Iowa being the time and place for a Public Hearing on proposed Plans and Specifications and proposed Form of Contract and Estimate of Cost for the 2019 Street Improvements Project, the same was held. No written objections were received and no oral objections were presented.

(1) It was moved by Talbot and seconded by Welch that Resolution No. 2019-032 finally approving and confirming Plans, Specifications and Form of Contract and Estimate of Cost for the 2019 Street Improvements Project be passed and adopted.

ROLL CALL: Talbot, Welch and Hawkins voting aye.

(2) It was moved by Welch and seconded by Talbot that Resolution No. 2019-033 awarding contract for 2019 Street Improvements Project to Heartland Asphalt, Inc., Mason City, Iowa in the amount of \$544,098.30 be passed and adopted.

ROLL CALL: Welch, Hawkins and Talbot voting aye.

Ken Wetzler, Public Works Director, was present to answer questions and give specific details on Agenda Items A-C (Public Hearings-Projects)

D. Monday, February 18, 2019 at 5:35 p.m. at City Hall Council Chambers, Webster City, Iowa being the time and place for a Public Hearing on the proposed sale of City Owned Property located in Lawn Hill Addition, Webster City, Iowa (1421 Second Street), the same was held. No written objections were received and no oral objections were presented.

(1) It was moved by Welch and seconded by Talbot that Resolution No. 2019-034 approving executed Real Estate Contract conveying City owned property in Lawn Hill Addition to Webster City, Iowa, (1421 Second Street) to Luis O. Celis Martinez and Ana Elizabeth Sanjuan Torrones be passed and adopted.

ROLL CALL: Hawkins, Talbot and Welch voting aye.

E. Monday, February 18, 2019 at 5:35 p.m. at City Hall Council Chambers, Webster City, Iowa being the time and place for a Public Hearing on the proposed sale of City Owned Property located in Dubuque and Pacific Railroad Addition, Webster City, Iowa (827 Water Street), the same was held. No written objections were received and no oral objections were presented.

(1) It was moved by Welch and seconded by Talbot that Resolution No. 2019-035 approving executed Real Estate contract conveying City owned property in Dubuque and Pacific Railroad Addition to Webster City, Iowa, (827 Water Street) to Tony and Betty Ann Sponsel be passed and adopted.

ROLL CALL: Talbot, Welch and Hawkins voting aye.

F. Monday, February 18, 2019 at 5:35 p.m. at City Hall Council Chambers, Webster City, Iowa being the time and place for a Public Hearing on the proposed sale of City Owned Property located in Wilson Funk and Co's Addition to Webster City, Iowa (921 James Street), the same was held. No written objections were received and no oral objections were presented.

(1) It was moved by Talbot and seconded by Welch that Resolution No. 2019-036 approving executed Real Estate Contract conveying City owned property in Wilson, Funk & Co's Addition to Webster City, Iowa, (921 James Street) to Russell E. Mourtou, II be passed and adopted.

ROLL CALL: Welch, Hawkins and Talbot voting aye.

G. Monday, February 18, 2019 at 5:35 p.m. at City Hall Council Chambers, Webster City, Iowa being the time and place for a Public Hearing on the proposed sale of City Owned Property located in Jones and Smith's Addition, Webster City, Iowa (806 Stockdale Street), the same was held. No written objections were received and no oral objections were presented.

(1) It was moved by Talbot and seconded by Welch that Resolution No. 2019-037 approving executed Real Estate Contract conveying City owned property in Jones and Smith's Addition to Webster City, Iowa (806 Stockdale Street), to Jeremy and Elise Timm be passed and adopted.

ROLL CALL: Hawkins, Talbot and Welch voting aye.

Council Member Welch inquired if these were the only bids received for these properties. City Building Inspector Elise Timm informed Council that multiple bids were received for the above properties, but only the highest bidder for each were being presented for approval by Council.

City Attorney Zach Chizek also provided details of the purchasing guidelines of 90% paid now and 10% paid at the completion of repairs/rehab of the properties one year from now. At that time the deed will be transferred to the buyer if all requirements of the contract have been met.

H. Monday, February 18, 2019 at 5:35 p.m. at City Hall Council Chambers, Webster City, Iowa being the time and place for a Public Hearing on proposal to enter into an Electric Revenue Refunding Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$13,900,000, the same was held. No written objections were received and no oral objections were presented.

Paul R. Donna, Managing Director of Public Finance Investment Banking for Robert W. Baird and Co., was present to answer questions Council Members had on the Agreement. He informed Council this would enable the refinancing of current Electric Revenue Bonds at a lower interest rate, providing savings to the City.

(1) It was moved by Talbot and seconded by Welch that Resolution No. 2019-038 taking additional action on proposal to enter into an Electric Revenue Refunding Loan Agreement be passed and adopted.

ROLL CALL: Talbot, Welch and Hawkins voting aye.

3. It was moved by Welch and seconded by Talbot that recommendations for the issuance of Beer and Liquor licenses by the Iowa Department of Commerce be approved for the following, items a and b, collectively:

- a. Class B Beer Permit, Outdoor Service & Sunday Sales
Hamilton County Speedway, (TTMM Promotions, LLC) 1200 Bluff Street
- b. Renewal of Class B Native Wine Permit – Living Quarters
Heart N Home, 1423 Superior Street

ROLL CALL: Welch, Hawkins and Talbot voting aye.

4. It was moved by Welch and seconded by Talbot that March 4, 2019 at 5:35 p.m. at City Hall Council Chambers, Webster City, Iowa be set for a Public Hearing for 2019-2020 Capital Improvement Budget and 2019-2020 through 2023-2024 Capital Improvement Plan.

ROLL CALL: Hawkins, Talbot and Welch voting aye.

5. It was moved by Welch and seconded by Talbot that March 4, 2019 at 5:35 p.m. at City Hall Council Chambers, Webster City, Iowa be set for a Public Hearing on proposed 2019-2020 Budget.

ROLL CALL: Talbot, Welch and Hawkins voting aye.

6. It was moved by Welch and seconded by Talbot that Resolution No. 2019-039 setting April 1, 2019 at 5:35 p.m. at City Hall Council Chambers, Webster City, Iowa for a Public Hearing on proposed Plans and Specifications and proposed Form of Contract and Estimate of Cost for **Construction** of 2018-19 Electrical Underground Conversion Project be passed and adopted.

ROLL CALL: Welch, Hawkins and Talbot voting aye.

7. It was moved by Welch and seconded by Talbot that Resolution No. 2019-040 setting April 1, 2019 at 5:35 p.m. at City Hall Council Chambers, Webster City, Iowa for a Public Hearing on proposed Plans and Specifications and proposed Form of Contract and Estimate of Cost for **Furnishing Materials** for the 2018-19 Electrical Underground Conversion Project be passed and adopted.

ROLL CALL: Hawkins, Talbot and Welch voting aye.

Ken Wetzler, Public Works Director, informed council that the project area was decreased from the original plans and is now being re-bid.

8. It was moved by Welch and seconded by Talbot that the Second Reading of a proposed Ordinance, an ordinance amending the Code of Ordinances of the City of Webster City, Iowa, 1996, by Amending Chapter 185 Pertaining to Sidewalks be approved.
ROLL CALL: Talbot, Welch and Hawkins voting aye.

Prior to the next agenda item, City Building Inspector Timm provided Council with the purpose of Council acting on this request as it exceeded the time allotted for her to approve. Brian Hubbard and Matthew Hubbard, owners of the property at 411 Prospect Street informed Council they are in the process of securing financing to address the abatement issues. If financing is secured, they are requesting a six month extension to complete the necessary repairs, if financing is not secured, they would be requesting a one year extension to complete. Some repairs have been started which include getting the property safely secured.

Council Member Welch suggested waiting a month to act on the abatement. The owners would then return to Council to report on the financing aspect and provide a timeline with a solid completion date with understanding of no additional extensions being granted. The following motion was presented:

9. It was moved by Welch and seconded by Talbot that this item be tabled until the March 18, 2019 regular City Council meeting at which time owners will present financing update and request/timeline for completion of abatement.

ROLL CALL: Welch, Hawkins and Talbot voting aye.

REPORTS AND RECOMMENDATIONS OF OFFICERS, BOARDS AND COMMISSIONS

It was moved by Welch and seconded by Talbot that the following minutes and reports (Agenda Items 1-4) be accepted and placed on file:

1. The January 2019 City Manager Reports including Electric, Wastewater, Water, Electric Year-to-Date, Water Year-to-Date and Code Enforcement;
2. The January 2019 Police Department Report;
3. The January 2019 Fire Department Report; and
4. The Hamilton County Solid Waste Commission February Agenda Packet.

ROLL CALL: Hawkins, Talbot and Welch voting aye.

COUNCIL COMMITTEE REPORTS

Council Member Welch stated that some members of the Youth Advisory Commission have been working with Parks and Recreation Director Kent Harfst and the Park and Recreation Commission on the layout and details of an additional Frisbee Golf Course.

OTHER REPORTS AND RECOMMENDATIONS

None brought forth.

It was moved by Talbot and seconded by Welch that Council adjourn.

ROLL CALL: Talbot, Welch and Hawkins voting aye.

The February 18, 2019 regular City Council Meeting stood adjourned at 6:18 p.m.

John Hawkins, Mayor

Karyl K. Bonjour, City Clerk

RESOLUTION NO. 2019 -

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEBSTER CITY,
IOWA:**

That the payroll for the 80 hour period ending February 16, 2019 and paid on
February 22, 2019 aggregating the sum of \$153,441.39 herewith presented,
be and the same is hereby approved.

Passed and adopted this 4th day of March, 2019.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Employee Number	Name	Total Gross Amount	Total Gross Hours	3-00 OT no pen Emp Amt	4-00 OT pension Emp Amt	5-00 DBL OT np Emp Amt	6-00 DBL OT pen Emp Amt	23-00 OTHER pen Emp Amt	24-00 OTHER np Emp Amt	85-00 NET PAY Emp Amt	86-00 DIRECT DEP Emp Amt	
61171	ROE, DONALD J.	1,316.80	80.00	.00	.00	.00	.00	.00	.00	.00	578.34	
Total BUILDING:		1	1,316.80	80.00	.00	.00	.00	.00	.00	.00	578.34	
60722	CHELESVIG, BETH A.	2,803.20	80.00	.00	.00	.00	.00	.00	.00	.00	1,827.39	
61220	HENDERSON, LINDSAY E.	2,284.00	80.00	.00	.00	.00	.00	.00	.00	.00	1,682.92	
61230	SMITH, ANDREW AJ	132.00	12.00	.00	.00	.00	.00	.00	.00	.00	121.91	
60003	SMITH, ELIZABETH A.	1,976.80	80.00	.00	.00	.00	.00	.00	.00	.00	1,322.64	
Total CITY MANAGER:		4	7,196.00	252.00	.00	.00	.00	.00	.00	.00	4,954.86	
30980	STRONER, BRIAN M.	2,530.40	80.00	.00	.00	.00	.00	.00	.00	.00	1,769.15	
Total ENVIRONMENTAL/SAFETY:		1	2,530.40	80.00	.00	.00	.00	.00	.00	.00	1,769.15	
61164	BONJOUR, KARYL K.	2,092.01	80.00	.00	.00	.00	.00	.00	.00	.00	1,372.77	
61180	GRIMSHAW, STACY M.	1,456.81	80.00	.00	.00	.00	.00	.00	.00	.00	886.70	
61190	NERLAND, DEDRA R.	1,653.82	80.00	.00	.00	.00	.00	157.82	.00	.00	1,161.65	
61163	PEVESTORF, ELIZABETH J.	1,717.60	80.00	.00	.00	.00	.00	.00	.00	.00	1,246.61	
30329	WOLFGRAM, DOREEN A.	2,797.60	80.00	.00	.00	.00	.00	.00	.00	.00	1,927.47	
Total FINANCE OFFICE:		5	9,717.84	400.00	.00	.00	.00	157.82	.00	.00	6,595.20	
41215	CASEY, DANA R	55.00	.00	.00	.00	.00	.00	55.00	.00	.00	47.04	
41263	ESTLUND, JEROMY J.	2,133.67	117.00	.00	.00	71.72	.00	.00	.00	.00	1,445.15	
41410	FEICKERT, BRENT R.	25.00	.00	.00	.00	.00	.00	25.00	.00	.00	23.09	
41395	FEICKERT, DAKOTA L.	833.00	57.00	.00	.00	.00	.00	35.00	.00	.00	617.39	
41300	FOX, JEFFREY A.	55.00	.00	.00	.00	.00	.00	55.00	.00	.00	50.79	
41438	FRAKES, JUSTIN M.	55.00	.00	.00	.00	.00	.00	55.00	.00	.00	50.79	
41260	FRAZIER, LOGAN W.	55.00	.00	.00	.00	.00	.00	55.00	.00	50.79	.00	
41432	HANSON, STEVEN M.	35.00	.00	.00	.00	.00	.00	35.00	.00	.00	32.32	
41431	HARTNETT, JORDAN T.	55.00	.00	.00	.00	.00	.00	55.00	.00	50.79	.00	
40971	HAYES, BRANDON W.	2,374.16	118.00	.00	.00	.00	.00	.00	.00	.00	1,693.55	
41445	HAYES, HARRISON W.	55.00	.00	.00	.00	.00	.00	55.00	.00	50.79	.00	
41441	HAYES, HUNTER W.	55.00	.00	.00	.00	.00	.00	55.00	.00	50.79	.00	
40031	HOLST, RONALD W	55.00	.00	.00	.00	.00	.00	55.00	.00	47.04	.00	
41192	JESSEN, PHILLIP N.	75.00	.00	.00	.00	.00	.00	75.00	.00	64.15	.00	
41200	MADSEN, TODD M	75.00	.00	.00	.00	.00	.00	75.00	.00	.00	64.15	
41377	RATCLIFF, BRETT D.	55.00	.00	.00	.00	.00	.00	55.00	.00	.00	50.79	
41434	SCHRECK, JON C.	231.00	11.00	.00	.00	.00	.00	77.00	.00	.00	209.33	
41219	SOWLE JR., ANDREW W.	2,429.28	120.50	.00	.00	212.08	.00	.00	.00	.00	1,645.76	
41400	STANSFIELD, CHARLES T.	2,760.00	80.00	.00	.00	.00	.00	.00	.00	.00	1,885.36	
41436	STENSLAND, CALEB W.	55.00	.00	.00	.00	.00	.00	55.00	.00	50.79	.00	
41088	TOLLE, PAUL A.	75.00	.00	.00	.00	.00	.00	75.00	.00	64.15	.00	
41216	WEINSCHENK, KENRIC J	50.00	.00	.00	.00	.00	.00	50.00	.00	.00	46.17	
41213	WILLIAMS, ZACHARY W.	75.00	.00	.00	.00	.00	.00	75.00	.00	.00	64.15	
40815	WILLS, DON H.	75.00	.00	.00	.00	.00	.00	75.00	.00	64.15	.00	
41340	YOUNGDALE, COLE C.	55.00	.00	.00	.00	.00	.00	55.00	.00	50.79	.00	
41270	ZEHNER, DONALD F.	75.00	.00	.00	.00	.00	.00	75.00	.00	.00	69.26	
Total FIRE DEPARTMENT:		26	11,926.11	503.50	.00	.00	283.80	.00	1,277.00	.00	544.23	7,995.09

Employee Number	Name	Total Gross Amount	Total Gross Hours	3-00 OT no pen Emp Amt	4-00 OT pension Emp Amt	5-00 DBL OT np Emp Amt	6-00 DBL OT pen Emp Amt	23-00 OTHER pen Emp Amt	24-00 OTHER np Emp Amt	85-00 NET PAY Emp Amt	86-00 DIRECT DEP Emp Amt
61218	TIMM, ELISE	1,825.60	80.00	.00	.00	.00	.00	.00	.00	.00	1,278.67
Total INSPECTION:		1	1,825.60	80.00	.00	.00	.00	.00	.00	.00	1,278.67
31210	BARNES, DERRICK S.	1,972.30	81.00	.00	36.30	.00	.00	.00	.00	.00	1,339.22
31185	CASEY, DANA R.	2,530.41	80.00	.00	.00	.00	.00	.00	.00	.00	1,726.56
31190	DAYTON, BRYAN K.	2,044.02	80.00	.00	.00	.00	.00	.00	.00	.00	1,431.58
30678	DICKINSON, ADAM L.	2,998.40	80.00	.00	.00	.00	.00	.00	.00	.00	2,010.77
31208	HUGHES, NATHAN R.	2,248.41	88.00	.00	.00	.00	.00	.00	.00	.00	1,548.93
31184	MOURTON, RUSSELL E.	2,532.80	80.00	.00	.00	.00	.00	.00	.00	.00	1,365.78
31186	ORTON, RYAN D.	2,530.43	80.00	.00	.00	.00	.00	.00	.00	.00	1,637.31
30918	PARKHILL, MARTY E.	3,188.49	91.00	.00	155.12	.00	.00	.00	.00	.00	2,182.49
31077	PETERSBURG, RYAN W.	2,757.62	80.00	.00	.00	.00	.00	.00	.00	.00	1,574.75
Total LINE DEPARTMENT:		9	22,802.88	740.00	.00	191.42	.00	.00	.00	.00	14,817.39
30976	MADSEN, TODD M.	1,608.54	80.50	.00	14.94	.00	.00	.00	.00	.00	1,161.93
31188	PASCHKE, RODNEY A.	1,685.21	88.00	.00	.00	.00	.00	.00	.00	.00	1,207.12
Total METER DEPARTMENT:		2	3,293.75	168.50	.00	14.94	.00	.00	.00	.00	2,369.05
60421	WETZLER, KARLA J.	2,593.60	80.00	.00	.00	.00	.00	.00	.00	.00	1,872.46
Total PLANNING/ZONING:		1	2,593.60	80.00	.00	.00	.00	.00	.00	.00	1,872.46
40540	ARENDS, PEGGY J.	2,037.60	80.00	.00	.00	.00	.00	.00	.00	.00	1,263.16
41435	ARONSON, AUSSA A.	1,412.80	80.00	.00	.00	.00	.00	.00	.00	.00	1,025.48
41360	DURNELL, KAYCE J.	1,476.80	80.00	.00	.00	.00	.00	.00	.00	.00	1,053.46
41390	NOWELL, TANNER J.	1,423.20	80.00	.00	.00	.00	.00	.00	.00	.00	1,032.26
41074	SCHULZ, RHONDA F.	1,659.20	80.00	.00	.00	.00	.00	.00	.00	.00	1,059.15
41207	WINDSCHITL, JOAN E.	1,991.88	88.00	.00	.00	.00	329.28	.00	.00	.00	1,264.58
Total POLICE DEPARTMENT-D:		6	10,001.28	488.00	.00	.00	329.28	.00	.00	.00	6,698.09
41430	BASINGER, RYAN A.	2,091.88	84.00	.00	.00	.00	.00	.00	.00	.00	1,546.65
41191	HOUGE, CLINTON J.	2,409.30	86.00	81.90	.00	.00	.00	.00	.00	.00	1,685.99
41453	LEHMAN, MICHEAL L.	2,095.80	84.00	.00	.00	.00	.00	.00	.00	.00	1,542.39
41230	MC KINLEY, ERIC K.	2,417.80	84.00	.00	.00	.00	.00	.00	.00	.00	1,756.82
41110	MORK, SHILOH B.	2,930.40	80.00	.00	.00	.00	.00	.00	.00	.00	1,957.69
41275	PETERSEN, ADAM R.	3,622.68	112.00	1,200.36	.00	.00	.00	.00	.00	.00	2,605.29
41225	PRITCHARD, BRANDON D.	3,279.60	108.00	972.00	.00	.00	.00	.00	.00	.00	2,312.09
41190	QUEEN, PHILLIP D.	2,400.00	.00	.00	.00	.00	.00	.00	2,400.00	.00	1,944.18
41426	ROSE, DYLAN M.	2,154.88	84.00	.00	.00	.00	.00	.00	.00	.00	1,525.89
41450	THUMMA, STEVEN L.	2,025.52	84.00	.00	.00	.00	.00	.00	.00	.00	1,262.70
Total POLICE DEPARTMENT-O:		10	25,427.86	806.00	2,254.26	.00	.00	.00	2,400.00	.00	18,139.69
50891	BAUER, LANNY R.	2,220.01	80.00	.00	.00	.00	.00	.00	.00	.00	1,508.66
70980	HARMS, BRIAN K.	1,500.01	80.00	.00	.00	.00	.00	.00	.00	.00	1,094.13
70975	LESHER, BREANNE M.	1,961.66	88.50	.00	269.66	.00	.00	.00	.00	.00	1,346.38

Employee Number	Name	Total Gross Amount	Total Gross Hours	3-00 OT no pen Emp Amt	4-00 OT pension Emp Amt	5-00 DBL OT np Emp Amt	6-00 DBL OT pen Emp Amt	23-00 OTHER pen Emp Amt	24-00 OTHER np Emp Amt	85-00 NET PAY Emp Amt	86-00 DIRECT DEP Emp Amt
Total PUBLIC GROUNDS:											
		3	5,681.68	248.50	.00	269.66	.00	.00	.00	.00	3,949.17
61200	ALCAZAR, MATTHEW D.	1,900.80	80.00	.00	.00	.00	.00	.00	.00	.00	1,333.21
61068	HISLER, KATHY J.	647.90	47.50	.00	.00	.00	.00	.00	.00	.00	476.73
20025	WETZLER, KENNETH L.	3,171.20	80.00	.00	.00	.00	.00	.00	.00	.00	1,931.30
Total PUBLIC WORKS:											
		3	5,719.90	207.50	.00	.00	.00	.00	.00	.00	3,741.24
81653	BINDER, MEREDITH K.	69.75	9.00	.00	.00	.00	.00	.00	.00	64.42	.00
70100	FLAWS, LARRY J.	2,060.00	80.00	.00	.00	.00	.00	.00	.00	.00	1,350.38
81661	FOLKERDS, MAKAYLA N.	77.50	10.00	.00	.00	.00	.00	.00	.00	71.57	.00
81649	GALLENTINE, MORGAN R.	162.75	21.00	.00	.00	.00	.00	.00	.00	146.64	.00
70107	GLASCOCK, MARK A.	1,613.36	84.00	.00	112.56	.00	.00	.00	.00	.00	1,086.28
70111	HARFST, KENT E.	4,246.40	80.00	.00	.00	.00	.00	1,019.20	.00	.00	2,803.83
81602	HARFST, MAXWELL K.	117.25	15.00	.00	.00	.00	.00	.00	.00	.00	107.28
81623	HOOKE, ISABELLE M.	31.00	4.00	.00	.00	.00	.00	.00	.00	28.63	.00
81604	JUDKINS, TUCKER O.	58.13	7.50	.00	.00	.00	.00	.00	.00	53.69	.00
81651	LINDSTROM, SARAH J.	100.75	13.00	.00	.00	.00	.00	.00	.00	93.04	.00
81479	MC KENZIE, JERRY L.	615.25	53.50	.00	.00	.00	.00	.00	.00	.00	509.48
81594	MCBURNIE, SONYA L.	300.00	28.00	.00	.00	.00	.00	.00	.00	239.68	.00
81567	MOEN, JORDAN R.	500.00	50.00	.00	.00	.00	.00	.00	.00	386.06	.00
81274	PEVESTORF, JESSICA L.	45.00	4.50	.00	.00	.00	.00	.00	.00	41.56	.00
81605	POLAND, MACKENZIE I.	119.25	15.00	.00	.00	.00	.00	.00	.00	.00	109.13
81665	PRUISMANN, LINDA A.	663.75	44.25	.00	.00	.00	.00	.00	.00	.00	533.41
81630	SCOTT, MAKAYLEE R.	80.00	10.00	.00	.00	.00	.00	.00	.00	73.88	.00
81470	SPELLMEYER, WILLIAM C.	331.25	26.50	.00	.00	.00	.00	.00	.00	278.07	.00
81245	TRUJILLO, MONICA M.	76.88	7.50	.00	.00	.00	.00	.00	.00	.00	66.16
81643	WHITEHILL, AUDRIANA G.	108.50	14.00	.00	.00	.00	.00	.00	.00	99.20	.00
81650	WILLSON, JACOB B.	89.13	11.50	.00	.00	.00	.00	.00	.00	82.31	.00
Total RECREATION:											
		21	11,465.90	588.25	.00	112.56	.00	.00	1,019.20	.00	6,565.95
51187	BAHRENFUSS, BRANDON D.	3,029.14	91.00	.00	517.94	.00	.00	.00	.00	.00	2,080.37
51189	MACRINNELL, MATTHEW A.	2,215.53	99.50	.00	363.12	.00	.00	.00	.00	.00	1,529.40
51200	McKIBBAN, JACOB D.	1,600.00	80.00	.00	.00	.00	.00	.00	.00	.00	1,137.83
31195	PETERSON, RICK E.	1,994.33	89.50	.00	301.53	.00	.00	.00	.00	.00	1,377.83
51190	RATCLIFF, BRETT D.	1,778.73	83.00	.00	94.73	.00	.00	.00	.00	.00	1,170.19
51195	RODEN, JACOB J.	1,957.49	88.75	.00	275.89	.00	.00	.00	.00	.00	1,343.46
51184	WILLIAMS, ZACHARY W.	2,245.47	86.00	.00	227.07	.00	.00	.00	.00	.00	1,519.65
51124	ZIEGENBEIN, TIMOTHY L.	2,274.71	84.00	.00	158.70	.00	.00	.00	.00	.00	1,508.99
Total STREET DEPARTMENT:											
		8	17,095.40	701.75	.00	1,938.98	.00	.00	.00	.00	11,667.52
30772	DINGMAN, CHAD M.	2,040.00	80.00	.00	.00	.00	.00	.00	.00	.00	1,511.67
30977	JACKSON, JEFFREY S.	2,004.64	88.00	.00	.00	.00	.00	.00	.00	.00	1,357.98
31179	WEST, JOHN A.	1,816.80	80.00	.00	.00	.00	.00	.00	.00	.00	1,301.51
Total WASTEWATER:											
		3	5,861.44	248.00	.00	.00	.00	.00	.00	.00	4,171.16
31189	CHAMBERS, TODD A.	2,071.20	80.00	.00	.00	.00	.00	.00	.00	.00	1,386.76

Employee Number	Name	Total Gross Amount	Total Gross Hours	3-00 OT no pen Emp Amt	4-00 OT pension Emp Amt	5-00 DBL OT np Emp Amt	6-00 DBL OT pen Emp Amt	23-00 OTHER pen Emp Amt	24-00 OTHER np Emp Amt	85-00 NET PAY Emp Amt	86-00 DIRECT DEP Emp Amt
31200	CONAWAY, WILLIAM D.	2,018.42	80.00	.00	.00	.00	.00	.00	.00	.00	1,485.96
31191	DANIELSON, TIMOTHY E.	3,057.72	82.00	.00	110.52	.00	.00	.00	.00	.00	2,090.64
30358	JOHNSTON, GEORGE A.	1,837.61	80.00	.00	.00	.00	.00	.00	.00	.00	1,153.01
Total WATER PLANT:											
	4	8,984.95	322.00	.00	110.52	.00	.00	.00	.00	.00	6,116.37
Grand Totals:											
	108	153,441.39	5,994.00	2,254.26	2,638.08	283.80	329.28	2,454.02	2,400.00	2,202.98	103,279.40

RESOLUTION NO. 2019 -

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEBSTER CITY,
IOWA:

That we, the City Council of the City of Webster City, Iowa, having examined bills aggregating the sum of \$221,274.68 presented herewith, hereby approve said bills, and the City Clerk is hereby authorized to issue warrants in payment of the same.

Passed and adopted this 4th day of March, 2019

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
STONY CREEK LANDSCAPES, INC (2982)							
2152019	1	Invoice	MATERIALS FOR (3) WC ENTRANCE SIGNS	02/15/2019	5,548.00	08/19	100-23-36-5397-299
2152019	2	Invoice	MATERIALS FOR (3) WC ENTRANCE SIGNS	02/15/2019	5,548.00	08/19	601-23-36-5397-299
Total 2152019:					11,096.00		
Total STONY CREEK LANDSCAPES, INC (2982):					11,096.00		
Total 02/20/2019:					11,096.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
ADVANCED SYSTEMS, INC. (18)							
662267	1	Invoice	COPIER MAINTENANCE/COPY CHARGE	02/12/2019	5.27	09/19	100-24-14-5435-225
662267	2	Invoice	COPIER MAINTENANCE/COPY CHARGE	02/12/2019	38.09	09/19	601-23-80-5931-225
662267	3	Invoice	COPIER MAINTENANCE/COPY CHARGE	02/12/2019	11.72	09/19	602-23-80-5931-225
662267	4	Invoice	COPIER MAINTENANCE/COPY CHARGE	02/12/2019	3.52	09/19	603-23-80-5931-225
Total 662267:					58.60		
Total ADVANCED SYSTEMS, INC. (18):					58.60		
APWA (6776)							
845697	1	Invoice	MEMBERSHIP FEE/WETZLER/5-1-19to4-30-1	02/05/2019	42.50	09/19	100-24-30-5380-215
845697	2	Invoice	MEMBERSHIP FEE/WETZLER/5-1-19to4-30-1	02/05/2019	42.50	09/19	601-24-30-5380-215
845697	3	Invoice	MEMBERSHIP FEE/WETZLER/5-1-19to4-30-1	02/05/2019	42.50	09/19	602-24-30-5380-215
845697	4	Invoice	MEMBERSHIP FEE/WETZLER/5-1-19to4-30-1	02/05/2019	42.50	09/19	603-24-30-5380-215
845697	5	Invoice	MEMBERSHIP FEE/BAHRENFUSS/5-1-19to4-	02/05/2019	170.00	09/19	204-23-30-5310-215
Total 845697:					340.00		
Total APWA (6776):					340.00		
A-TEC RECYCLING, INC. (78)							
190123-4912	1	Invoice	DISPOSAL OF LIGHTING MATERIAL & BATT	02/02/2019	790.24	09/19	601-23-52-5588-299
Total 190123-49125:					790.24		
Total A-TEC RECYCLING, INC. (78):					790.24		
AVAILA BANK (6318)							
022619	1	Invoice	FULLER HALL INTEREST PYMT	02/26/2019	4,010.40	09/19	300-22-98-5295-911
022619	2	Invoice	FULLER HALL PRINCIPAL PYMT	02/26/2019	5,143.90	09/19	300-22-98-5295-910
Total 022619:					9,154.30		
Total AVAILA BANK (6318):					9,154.30		
BLACK HILLS ENERGY (3466)							
2074931097	1	Invoice	GAS UTILITY/CEMETERY	02/20/2019	862.66	09/19	100-23-42-5371-234
Total 2074931097 02/20/19:					862.66		
4752063290	1	Invoice	GAS UTILITY/DEPOT	02/14/2019	31.35	09/19	100-22-42-5221-234
Total 4752063290 02/14/19:					31.35		
5470636360	1	Invoice	GAS UTILITY/FULLER HALL	02/14/2019	470.02	09/19	100-22-42-5233-234
Total 5470636360 02/14/19:					470.02		
5542531803	1	Invoice	GAS UTILITY/FIRE STATION	02/14/2019	725.92	09/19	100-21-22-5140-234
Total 5542531803 02/14/19:					725.92		
6886529163	1	Invoice	GAS UTILITY/POOL	02/21/2019	33.54	09/19	100-22-42-5242-234
Total 6886529163 02/21/19:					33.54		
7824805624	1	Invoice	GAS UTILITY/WWTP	02/21/2019	1,508.13	09/19	603-23-70-5642-234

invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 7824805624 02/21/19:					1,508.13		
8081102404	1	Invoice	GAS UTILITY/SENIOR CENTER	02/14/2019	1,001.32	09/19	100-22-42-5280-234
Total 8081102404 02/14/19:					1,001.32		
9634407409	1	Invoice	GAS UTILITY/STREET DEPT	02/21/2019	714.60	09/19	204-23-30-5310-234
Total 9634407409 02/21/19:					714.60		
Total BLACK HILLS ENERGY (3466):					5,347.54		
BOMGAARS (5165)							
62431935	1	Invoice	NIPPLE-TEE-SOCKET (JET)	01/18/2019	14.87	09/19	601-23-51-5566-318
Total 62431935:					14.87		
62432825	1	Invoice	BAR OIL	01/22/2019	49.47	09/19	601-23-52-5835-315
62432825	2	Invoice	MISC MATERIALS	01/22/2019	82.84	09/19	601-23-52-5588-318
Total 62432825:					132.31		
62433310	1	Invoice	FASTENERS & WORKING HANDS CREAM	01/24/2019	36.98	09/19	601-23-52-5588-318
Total 62433310:					36.98		
62436806	1	Invoice	GEAR PULLERS & VARIOUS FASTENERS	02/06/2019	79.93	09/19	603-23-70-5642-318
Total 62436806:					79.93		
62438606	1	Invoice	OUTLET BOXES & COVERS - TOGGLE SWIT	02/14/2019	27.60	09/19	601-23-52-5588-318
Total 62438606:					27.60		
62438691	1	Invoice	CAULK GUN - SILICONE & FOAM SEALANT	02/14/2019	17.47	09/19	601-23-52-5588-318
Total 62438691:					17.47		
62438836	1	Invoice	TRUCK BED COATING-ROLLER KIT- CLEANI	02/15/2019	58.26	09/19	601-23-52-5588-318
Total 62438836:					58.26		
62438902	1	Invoice	CONCRETE SCREWS	02/15/2019	4.00	09/19	100-23-42-5371-310
Total 62438902:					4.00		
62438930	1	Invoice	RETURN RATCHET TIE + RATCHET STRAP	02/15/2019	17.07	09/19	601-23-52-5588-318
Total 62438930:					17.07		
62440385	1	Invoice	SUPPLIES FOR METER TRK#10 & READER	02/21/2019	19.66	09/19	601-23-80-5905-318
62440385	2	Invoice	SUPPLIES FOR METER TRK#10 & READER	02/21/2019	19.65	09/19	602-23-80-5903-318
Total 62440385:					39.31		
62440543	1	Invoice	MISC OPERATING SUPPLIES	02/22/2019	47.93	09/19	100-21-21-5110-318

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 62440543:					47.93		
624410236	1	Invoice	PTO PIN & TAPE MEASURE	02/21/2019	12.78	09/19	601-23-52-5588-318
Total 624410236:					12.78		
Total BOMGAARS (5165):					488.51		
BORDER STATES INDUSTRIES INC (6530)							
917130724	1	Invoice	CONNECTORS	02/13/2019	84.10	09/19	601-23-52-5588-318
Total 917130724:					84.10		
Total BORDER STATES INDUSTRIES INC (6530):					84.10		
BROWN SUPPLY COMPANY, INC. (122)							
91111	1	Invoice	VARIOUS WATER SUPPLIES	02/15/2019	1,177.98	09/19	602-23-62-5662-318
Total 91111:					1,177.98		
Total BROWN SUPPLY COMPANY, INC. (122):					1,177.98		
CAPITAL SANITARY SUPPLY (6096)							
C274864	1	Invoice	GARBAGE BAGS	01/30/2019	41.94	09/19	603-23-70-5642-318
Total C274864:					41.94		
C275506A	1	Invoice	KLEENEX/MISC SUPPLIES	01/13/2019	23.79	09/19	100-24-36-5480-319
C275506A	2	Invoice	KLEENEX/MISC SUPPLIES	01/13/2019	17.00	09/19	601-23-36-5480-319
C275506A	3	Invoice	KLEENEX/MISC SUPPLIES	01/13/2019	13.60	09/19	602-23-36-5480-319
C275506A	4	Invoice	KLEENEX/MISC SUPPLIES	01/13/2019	13.60	09/19	603-23-36-5480-319
Total C275506A:					67.99		
C276032	1	Invoice	CLEANING SUPPLIES - FULLER HALL	02/13/2019	199.91	09/19	100-22-42-5233-318
Total C276032:					199.91		
C276032A	1	Invoice	DISINFECTANT - FULLER HALL	02/20/2019	87.71	09/19	100-22-42-5233-318
Total C276032A:					87.71		
C276433	1	Invoice	FORKS/NAPKINS	02/20/2019	30.39	09/19	100-24-36-5480-319
C276433	2	Invoice	FORKS/NAPKINS	02/20/2019	21.71	09/19	601-23-36-5480-319
C276433	3	Invoice	FORKS/NAPKINS	02/20/2019	17.36	09/19	602-23-36-5480-319
C276433	4	Invoice	FORKS/NAPKINS	02/20/2019	17.36	09/19	603-23-36-5480-319
Total C276433:					86.82		
Total CAPITAL SANITARY SUPPLY (6096):					484.37		
CASADY BROTHERS IMP. (145)							
17741W	1	Invoice	SVC/REPAIR TRACTOR	02/23/2019	1,672.08	09/19	205-23-45-5372-319
Total 17741W:					1,672.08		
54187W	1	Invoice	KUBOTA TRACTOR PARTS	02/01/2019	915.99	09/19	100-22-42-5210-314

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 54187W:					915.99		
54221W	1	Invoice	PLOW BOLTS FOR SNOW BLADES	02/11/2019	62.70	09/19	204-23-30-5320-314
Total 54221W:					62.70		
54223W	1	Invoice	KUBOTA TRACTOR PARTS	02/11/2019	603.20	09/19	100-22-42-5210-314
Total 54223W:					603.20		
54265W	1	Invoice	KUBOTA MOWER WHEELS & HDWE	02/19/2019	313.35	09/19	100-22-42-5210-314
Total 54265W:					313.35		
Total CASADY BROTHERS IMP. (145):					3,567.32		
CENTRAL IOWA BLDG SUPPLY (1298)							
10075631	1	Invoice	4X4 12ga STEEL	02/13/2019	59.65	09/19	601-23-52-5588-318
Total 10075631:					59.65		
Total CENTRAL IOWA BLDG SUPPLY (1298):					59.65		
CERTIFIED LABORATORIES (157)							
3416891	1	Invoice	GREASE (1cs=24tubes)	02/01/2019	271.45	09/19	204-23-30-5310-314
Total 3416891:					271.45		
3428874	1	Invoice	RED MARKING PAINT - 2 cases	02/05/2019	121.89	09/19	601-23-52-5588-318
Total 3428874:					121.89		
Total CERTIFIED LABORATORIES (157):					393.34		
CHIZEK LAW OFFICE (5715)							
022619	1	Invoice	ATTORNEY FEES/MARCH 2019	02/26/2019	1,083.33	09/19	100-24-13-5460-212
022619	2	Invoice	ATTORNEY FEES/MARCH 2019	02/26/2019	2,979.17	09/19	601-24-13-5460-212
022619	3	Invoice	ATTORNEY FEES/MARCH 2019	02/26/2019	677.09	09/19	602-24-13-5460-212
022619	4	Invoice	ATTORNEY FEES/MARCH 2019	02/26/2019	677.08	09/19	603-24-13-5460-212
Total 022619:					5,416.67		
Total CHIZEK LAW OFFICE (5715):					5,416.67		
CINTAS CORPORATION (6330)							
762657542	1	Invoice	FR CLOTHING/UNIFORM RENTAL	02/11/2019	14.72	09/19	601-23-51-5566-312
762657542	2	Invoice	FR CLOTHING/UNIFORM RENTAL	02/11/2019	51.69	09/19	601-23-52-5588-312
762657542	3	Invoice	FR CLOTHING/UNIFORM RENTAL	02/11/2019	7.92	09/19	601-23-80-5905-312
762657542	4	Invoice	FR CLOTHING/UNIFORM RENTAL	02/11/2019	7.92	09/19	602-23-80-5903-312
Total 762657542:					82.25		
762659037	1	Invoice	FR CLOTHING/UNIFORM RENTAL	02/18/2019	14.72	09/19	601-23-51-5566-312
762659037	2	Invoice	FR CLOTHING/UNIFORM RENTAL	02/18/2019	51.69	09/19	601-23-52-5588-312
762659037	3	Invoice	FR CLOTHING/UNIFORM RENTAL	02/18/2019	7.92	09/19	601-23-80-5905-312
762659037	4	Invoice	FR CLOTHING/UNIFORM RENTAL	02/18/2019	7.92	09/19	602-23-80-5903-312

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 762659037:					82.25		
Total CINTAS CORPORATION (8330):					164.50		
CITY OF FORT DODGE (6772)							
PW2019003	1	Invoice	100 USED 5/8" WATER METERS	02/08/2019	3,500.00	09/19	602-23-62-5935-870
PW2019003	2	Invoice	7 NEW 5/8" WATER METERS	02/08/2019	350.00	09/19	602-23-62-5935-870
PW2019003	3	Invoice	72 USED 3/4" WATER METERS	02/08/2019	2,520.00	09/19	602-23-62-5935-870
PW2019003	4	Invoice	37 USED 1" WATER METERS	02/08/2019	1,295.00	09/19	602-23-62-5935-870
Total PW2019003:					7,665.00		
Total CITY OF FORT DODGE (6772):					7,665.00		
CITY OF WEBSTER CITY (176)							
021519	1	Invoice	CITY UTILITIES-605 SECOND STREET	02/15/2019	171.38	09/19	100-23-36-5397-233
Total 021519:					171.38		
022519	1	Invoice	CITY UTILITIES	02/25/2019	1,660.14	09/19	100-24-36-5480-233
022519	2	Invoice	CITY UTILITIES	02/25/2019	1,185.82	09/19	601-23-36-5480-233
022519	3	Invoice	CITY UTILITIES	02/25/2019	948.65	09/19	602-23-36-5480-233
022519	4	Invoice	CITY UTILITIES	02/25/2019	948.65	09/19	603-23-36-5480-233
022519	5	Invoice	CITY UTILITIES	02/25/2019	1,570.50	09/19	100-21-22-5140-233
022519	6	Invoice	CITY UTILITIES	02/25/2019	954.45	09/19	204-23-30-5310-233
022519	7	Invoice	CITY UTILITIES	02/25/2019	1,076.32	09/19	100-21-30-5120-233
022519	8	Invoice	CITY UTILITIES	02/25/2019	192.91	09/19	602-23-62-5662-233
022519	9	Invoice	CITY UTILITIES	02/25/2019	584.65	09/19	603-23-71-5662-233
022519	10	Invoice	CITY UTILITIES	02/25/2019	14,007.42	09/19	603-23-70-5642-233
022519	11	Invoice	CITY UTILITIES	02/25/2019	10,320.97	09/19	100-21-30-5160-233
022519	12	Invoice	CITY UTILITIES	02/25/2019	477.67	09/19	100-22-42-5221-233
022519	13	Invoice	CITY UTILITIES	02/25/2019	314.85	09/19	100-22-42-5210-233
022519	14	Invoice	CITY UTILITIES	02/25/2019	27.38	09/19	100-22-42-5210-233
022519	15	Invoice	CITY UTILITIES	02/25/2019	621.26	09/19	100-22-42-5222-233
022519	16	Invoice	CITY UTILITIES	02/25/2019	6,388.09	09/19	100-22-42-5233-233
022519	17	Invoice	CITY UTILITIES	02/25/2019	432.67	09/19	100-23-42-5371-233
022519	18	Invoice	CITY UTILITIES	02/25/2019	9,088.97	09/19	602-23-60-5601-233
022519	19	Invoice	CITY UTILITIES	02/25/2019	236.06	09/19	601-23-51-5566-233
022519	20	Invoice	CITY UTILITIES	02/25/2019	243.22	09/19	601-23-52-5588-233
022519	21	Invoice	CITY UTILITIES	02/25/2019	236.06	09/19	601-23-52-5586-233
022519	22	Invoice	CITY UTILITIES	02/25/2019	2,182.58	09/19	602-23-61-5642-233
022519	23	Invoice	CITY UTILITIES	02/25/2019	823.56	09/19	100-23-43-5361-233
022519	24	Invoice	CITY UTILITIES	02/25/2019	609.22	09/19	100-22-42-5280-233
022519	25	Invoice	CITY UTILITIES	02/25/2019	364.41	09/19	100-21-22-5140-233
Total 022519:					55,496.48		
022519 WEL	1	Invoice	CITY UTILITIES/well #8	02/25/2019	2,169.54	09/19	602-23-60-5601-233
Total 022519 WELL#8:					2,169.54		
Total CITY OF WEBSTER CITY (176):					57,837.40		
CORN BELT POWER COOP, INC. (197)							
13403	1	Invoice	TAPE READINGS AND REPORTS	02/14/2018	40.00	09/19	601-23-51-5566-299

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 13403:					40.00		
Total CORN BELT POWER COOP, INC. (197):					40.00		
CYRUS, ALBERTINA (6773)							
1512240030	1	Invoice	CUSTOMER DEPOSIT REFUND	02/25/2019	46.19	09/19	601-21011
Total 1512240030:					46.19		
Total CYRUS, ALBERTINA (6773):					46.19		
DAILY FREEMAN JOURNAL, INC. (211)							
4643	1	Invoice	PH/2019A ELECT REFUNDING BONDS	02/13/2019	33.39	09/19	601-23-98-5930-299
Total 4643:					33.39		
4646	1	Invoice	CM 01/28/2019 SPECIAL SESSION	02/07/2019	43.21	09/19	100-24-14-5435-210
Total 4646:					43.21		
4647	1	Invoice	CM 01/28/2019 GOAL SESSION	02/07/2019	58.92	09/19	100-24-14-5435-210
Total 4647:					58.92		
4648	1	Invoice	CM 01/21/2019	02/07/2019	212.11	09/19	100-24-14-5435-210
Total 4648:					212.11		
4656	1	Invoice	PH/DISPOSE OF RE/1421 SECOND ST	02/08/2019	15.22	09/19	100-21-18-5190-210
Total 4656:					15.22		
4657	1	Invoice	PH/DISPOSE OF RE/806 STOCKDALE ST	02/08/2019	18.17	09/19	100-21-18-5190-210
Total 4657:					18.17		
4659	1	Invoice	PH/DISPOSE OF RE/827 WATER ST	02/08/2019	15.71	09/19	100-21-18-5190-210
Total 4659:					15.71		
4660	1	Invoice	PH/DISPOSE OF RE/921 JAMES ST	02/08/2019	15.71	09/19	100-21-18-5190-210
Total 4660:					15.71		
4665	1	Invoice	CM 02/04/2019	02/12/2019	213.09	09/19	100-24-14-5435-210
Total 4665:					213.09		
Total DAILY FREEMAN JOURNAL, INC. (211):					625.53		
DMc CONSULTING (2440)							
21419	1	Invoice	LINE TRAINING	02/14/2019	1,000.00	09/19	601-23-52-5926-231
21419	2	Invoice	POLICE TRAINING	02/14/2019	250.00	09/19	100-21-21-5110-231
Total 21419:					1,250.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total DMC CONSULTING (2440):					1,250.00		
DON'S PEST CONTROL (3349)							
34085	1	Invoice	PEST CONTROL	02/11/2019	44.00	09/19	602-23-61-5651-299
Total 34085:					44.00		
Total DON'S PEST CONTROL (3349):					44.00		
DOOLITTLE OIL COMPANY, INC. (243)							
67789 & 677	1	Invoice	GAS REPORT	02/15/2019	472.27	09/19	100-21-21-5110-315
67789 & 677	2	Invoice	GAS REPORT	02/15/2019	180.22	09/19	204-23-30-5310-315
67789 & 677	3	Invoice	GAS REPORT	02/15/2019	54.47	09/19	603-23-70-5935-315
67789 & 677	4	Invoice	GAS REPORT	02/15/2019	29.95	09/19	602-23-61-5935-315
67789 & 677	5	Invoice	GAS REPORT	02/15/2019	102.37	09/19	601-23-52-5935-315
67789 & 677	6	Invoice	GAS REPORT	02/15/2019	27.81	09/19	601-23-80-5935-315
67789 & 677	7	Invoice	GAS REPORT	02/15/2019	27.81	09/19	602-23-80-5935-315
67789 & 677	8	Invoice	GAS REPORT	02/15/2019	192.96	09/19	100-23-42-5371-315
67789 & 677	9	Invoice	GAS REPORT	02/15/2019	241.73	09/19	100-24-14-5435-315
67789 & 677	10	Invoice	GAS REPORT	02/15/2019	1,526.99	09/19	204-23-30-5310-315
67789 & 677	11	Invoice	GAS REPORT	02/15/2019	158.87	09/19	601-23-52-5935-315
67789 & 677	12	Invoice	GAS REPORT	02/15/2019	108.02	09/19	100-23-42-5371-315
67789 & 677	13	Invoice	GAS REPORT	02/15/2019	288.36	09/19	100-24-14-5435-315
Total 67789 & 67790:					3,411.83		
68015 & 680	1	Invoice	GAS REPORT	02/22/2019	526.51	09/19	100-21-21-5110-315
68015 & 680	2	Invoice	GAS REPORT	02/22/2019	55.15	09/19	204-23-30-5310-315
68015 & 680	3	Invoice	GAS REPORT	02/22/2019	31.08	09/19	603-23-70-5935-315
68015 & 680	4	Invoice	GAS REPORT	02/22/2019	50.79	09/19	602-23-61-5935-315
68015 & 680	5	Invoice	GAS REPORT	02/22/2019	221.37	09/19	601-23-52-5935-315
68015 & 680	6	Invoice	GAS REPORT	02/22/2019	47.00	09/19	601-23-80-5935-315
68015 & 680	7	Invoice	GAS REPORT	02/22/2019	47.00	09/19	602-23-80-5935-315
68015 & 680	8	Invoice	GAS REPORT	02/22/2019	44.73	09/19	100-22-42-5233-315
68015 & 680	9	Invoice	GAS REPORT	02/22/2019	242.97	09/19	100-23-42-5371-315
68015 & 680	10	Invoice	GAS REPORT	02/22/2019	304.31	09/19	100-24-14-5435-315
68015 & 680	11	Invoice	GAS REPORT	02/22/2019	1,935.13	09/19	204-23-30-5310-315
68015 & 680	12	Invoice	GAS REPORT	02/22/2019	18.70	09/19	602-23-61-5935-315
68015 & 680	13	Invoice	GAS REPORT	02/22/2019	203.59	09/19	601-23-52-5935-315
68015 & 680	14	Invoice	GAS REPORT	02/22/2019	20.93	09/19	100-22-42-5210-315
68015 & 680	15	Invoice	GAS REPORT	02/22/2019	165.39	09/19	100-23-42-5371-315
68015 & 680	16	Invoice	GAS REPORT	02/22/2019	190.67	09/19	100-24-14-5435-315
Total 68015 & 68016:					4,105.32		
Total DOOLITTLE OIL COMPANY, INC. (243):					7,517.15		
DORSEY & WHITNEY, LLP. (244)							
3461082	1	Invoice	LEGAL FEES/PLAN AMED-RIDGE DEV AGMT	11/15/2018	7,500.00	09/19	294-23-36-5391-212
Total 3461082:					7,500.00		
Total DORSEY & WHITNEY, LLP. (244):					7,500.00		
EMC INSURANCE COMPANIES (1817)							
022719	1	Invoice	LINEBACKER DEDUCTIBLE	02/27/2019	3,000.00	09/19	100-21-21-5110-217

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 022719:					3,000.00		
Total EMC INSURANCE COMPANIES (1817):					3,000.00		
FIRSCHING, SANDRA (4699)							
020519	1	Invoice	ENERGY EFFICIENCY REBATE	02/05/2019	75.00	09/19	601-23-36-5930-979
020519	2	Invoice	CORN BELT EE RESIDENTIAL REBATE	02/05/2019	25.00	09/19	601-23-53-5930-979
Total 020519:					100.00		
Total FIRSCHING, SANDRA (4699):					100.00		
FLETCHER-REINHARDT COMPANY (305)							
S1193122.00	1	Invoice	(20)18" 'FISH' + (100) GUY COVERS	02/08/2019	679.00	09/19	601-23-52-5588-318
Total S1193122.001:					679.00		
S1193122.00	1	Invoice	25 PIPE GROUNDS 1-1/4-2"	02/11/2019	196.25	09/19	601-23-52-5588-318
Total S1193122.002:					196.25		
S1193122.00	1	Invoice	(30)18" 'FISH'	02/25/2019	505.50	09/19	601-23-52-5588-318
Total S1193122.004:					505.50		
Total FLETCHER-REINHARDT COMPANY (305):					1,380.75		
GARVEY, DEACON (3119)							
120318	1	Invoice	ENERGY EFFICIENCY REBATE	12/03/2018	75.00	09/19	601-23-36-5930-979
120318	2	Invoice	CORN BELT EE RESIDENTIAL REBATE	12/03/2018	25.00	09/19	601-23-53-5930-979
Total 120318:					100.00		
Total GARVEY, DEACON (3119):					100.00		
HAMILTON COUNTY SOLID WASTE (375)							
275523	1	Invoice	1 LOAD TRASH - .91T	02/06/2019	69.16	09/19	601-23-52-5588-236
Total 275523:					69.16		
Total HAMILTON COUNTY SOLID WASTE (375):					69.16		
HAWKINS, INC. (3668)							
4441200	1	Invoice	Chlorine	02/01/2019	1,655.00	09/19	602-23-61-5642-318
Total 4441200:					1,655.00		
4442116	1	Invoice	SODIUM ALUMINATE	02/07/2019	2,385.54	09/19	603-23-70-5641-318
Total 4442116:					2,385.54		
Total HAWKINS, INC. (3668):					4,040.54		
HOLMES MURPHY & ASSOCIATES, LLC (5556)							
489163	1	Invoice	HOLMES MURPHY FEES - MARCH 2019	02/20/2019	2,205.00	09/19	902-11215

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 489163:					2,205.00		
Total HOLMES MURPHY & ASSOCIATES, LLC (5556):					2,205.00		
HOUGE, CLINT (3265)							
012219	1	Invoice	ENERGY EFFICIENCY REBATE	01/22/2019	75.00	09/19	601-23-36-5930-879
012219	2	Invoice	CORN BELT EE RESIDENTIAL REBATE	01/22/2019	25.00	09/19	601-23-53-5930-979
Total 012219:					100.00		
Total HOUGE, CLINT (3265):					100.00		
HY-VEE ACCOUNTS RECEIVABLE (424)							
4801559697	1	Invoice	SUPPLIES FOR SENIOR BINGO	02/21/2019	84.97	09/19	100-22-42-5233-318
Total 4801559697:					84.97		
4801585453	1	Invoice	COFFEE	02/22/2019	19.95	09/19	100-21-21-5180-318
Total 4801585453:					19.95		
Total HY-VEE ACCOUNTS RECEIVABLE (424):					104.92		
IA CHAPTER APCO/Cara Sorrells (449)							
022019	1	Invoice	APCO SPRING CONFERENCE/ARENDs	02/20/2019	95.00	09/19	100-21-21-5180-231
Total 022019:					95.00		
Total IA CHAPTER APCO/Cara Sorrells (449):					95.00		
inTANDEM (6526)							
2017	1	Invoice	RETAINER/MARCH 2019	02/25/2019	312.00	09/19	100-24-12-5430-299
2017	2	Invoice	RETAINER/MARCH 2019	02/25/2019	1,040.00	09/19	601-23-81-5930-299
2017	3	Invoice	RETAINER/MARCH 2019	02/25/2019	624.00	09/19	602-23-81-5930-299
2017	4	Invoice	RETAINER/MARCH 2019	02/25/2019	104.00	09/19	603-23-81-5930-299
Total 2017:					2,080.00		
Total inTANDEM (6526):					2,080.00		
IOWA ASSN OF MUNICIPAL UTILITY (451)							
18791	1	Invoice	BROADBAND DUES 2019-20	02/13/2019	50.10	09/19	100-24-12-5430-215
18791	2	Invoice	BROADBAND DUES 2019-20	02/13/2019	167.00	09/19	601-23-81-5930-215
18791	3	Invoice	BROADBAND DUES 2019-20	02/13/2019	100.20	09/19	602-23-81-5930-215
18791	4	Invoice	BROADBAND DUES 2019-20	02/13/2019	16.70	09/19	603-23-81-5930-215
18791	5	Invoice	ELECTRIC DUES MARCH2019 - FEB2020	02/13/2019	5,759.00	09/19	601-23-52-5930-215
18791	6	Invoice	ELECTRIC DUES MARCH2019 - FEB2020	02/13/2019	5,759.00	09/19	601-23-51-5930-215
18791	7	Invoice	WATER DUES - MARCH2019 - FEB2020	02/13/2019	929.00	09/19	602-23-61-5930-215
Total 18791:					12,781.00		
Total IOWA ASSN OF MUNICIPAL UTILITY (451):					12,781.00		
IOWA DIVISION OF LABOR (2600)							
166935	1	Invoice	BOILER INSPECTION - WASTEWATER PLAN	02/18/2019	80.00	09/19	603-23-70-5930-215
166935	2	Invoice	BOILER INSPECTION	02/18/2019	14.00	09/19	100-24-36-5480-226
166935	3	Invoice	BOILER INSPECTION	02/18/2019	10.00	09/19	601-23-36-5480-226

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
166935	4	Invoice	BOILER INSPECTION	02/18/2019	8.00	09/19	602-23-36-5480-226
166935	5	Invoice	BOILER INSPECTION	02/18/2019	8.00	09/19	603-23-36-5480-226
Total 166935:					120.00		
Total IOWA DIVISION OF LABOR (2600):					120.00		
IOWA ONE CALL (485)							
209310	1	Invoice	ONE CALL SERVICES	02/21/2019	23.50	09/19	601-23-52-5930-299
209310	2	Invoice	ONE CALL SERVICES	02/21/2019	6.40	09/19	602-23-62-5662-299
209310	3	Invoice	ONE CALL SERVICES	02/21/2019	6.40	09/19	603-23-71-5662-299
Total 209310:					36.30		
Total IOWA ONE CALL (485):					36.30		
IOWA WALL SAWING SERVICE (6771)							
029098	1	Invoice	CURB CUT @ BREWER & DES MOINES ST -	11/12/2018	240.00	09/19	204-23-30-5310-299
029098	2	Invoice	CURB CUT @ BREWER & DES MOINES ST -	11/12/2018	240.00	09/19	603-23-71-5662-299
Total 029098:					480.00		
Total IOWA WALL SAWING SERVICE (6771):					480.00		
JIFFY PLUMBING, HEATING, & AC. (528)							
1012-33789	1	Invoice	TOILET PARTS-NAKOMIS PARK	01/21/2019	159.96	09/19	100-22-42-5210-310
Total 1012-33789:					159.96		
Total JIFFY PLUMBING, HEATING, & AC. (528):					159.96		
KINNETZ SIGNS (547)							
020119	1	Invoice	2 DOOR DECALS w/ NEW CITY LOGO - WAT	02/01/2019	80.00	09/19	602-23-61-5642-318
Total 020119:					80.00		
Total KINNETZ SIGNS (547):					80.00		
KRAEMER, GARY (6774)							
1112660002	1	Invoice	CUSTOMER DEPOSIT REFUND	02/22/2019	119.62	09/19	601-21011
Total 1112660002:					119.62		
Total KRAEMER, GARY (6774):					119.62		
LAMPERT'S (564)							
24316346	1	Invoice	SHOP BUILDING MATERIALS	02/14/2019	165.94	09/19	100-23-42-5371-310
Total 24316346:					165.94		
24316389	1	Invoice	3 BAGS OF CONCRETE MIX	02/15/2019	5.99	09/19	603-23-71-5662-318
24316389	2	Invoice	3 BAGS OF CONCRETE MIX	02/15/2019	5.98	09/19	204-23-30-5330-318
Total 24316389:					11.97		
24316442	1	Invoice	LUMBER MATERIALS	02/18/2019	10.66	09/19	100-23-42-5371-310

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 24316442:					10.66		
Total LAMPERT'S (564):					188.57		
LEHMAN, MICHAEL (6775)							
121718	1	Invoice	ENERGY EFFICIENCY REBATE	12/17/2018	75.00	09/19	601-23-36-5930-979
121718	2	Invoice	CORN BELT EE RESIDENTIAL REBATE	12/17/2018	50.00	09/19	601-23-53-5930-979
Total 121718:					125.00		
Total LEHMAN, MICHAEL (6775):					125.00		
LYNCH DALLAS, P.C./ATTY AT LAW (6336)							
157912	1	Invoice	LEGAL SERVICES	02/19/2019	1,334.65	09/19	100-24-13-5460-212
157912	2	Invoice	LEGAL SERVICES	02/19/2019	3,670.29	09/19	601-24-13-5460-212
157912	3	Invoice	LEGAL SERVICES	02/19/2019	834.16	09/19	602-24-13-5460-212
157912	4	Invoice	LEGAL SERVICES	02/19/2019	834.16	09/19	603-24-13-5460-212
Total 157912:					6,673.26		
Total LYNCH DALLAS, P.C./ATTY AT LAW (6336):					6,673.26		
MATT PARROTT & SONS COMPANY (605)							
PINV664158	1	Invoice	PURCHASE ORDER BOOKS/STREET DEPT	02/22/2019	353.94	09/19	204-23-30-5310-316
PINV664158	2	Invoice	PURCHASE ORDER BOOKS/RECREATION	02/22/2019	353.94	09/19	100-22-42-5233-316
PINV664158	3	Invoice	PURCHASE ORDER BOOKS/PUBLIC GRNDS	02/22/2019	353.94	09/19	100-23-42-5371-316
Total PINV664158:					1,061.82		
Total MATT PARROTT & SONS COMPANY (605):					1,061.82		
MAVERICK MACHINE TOOL (1512)							
6403	1	Invoice	SHAFT FOR PUMP - ST#56	02/07/2019	265.00	09/19	204-23-30-5310-314
Total 6403:					265.00		
Total MAVERICK MACHINE TOOL (1512):					265.00		
MC FARLAND CLINIC PC (609)							
2437258	1	Invoice	PRE-EMPLOYMENT PHYSICALS/OFFICERS	02/12/2019	354.00	09/19	100-21-21-5110-319
Total 2437258:					354.00		
Total MC FARLAND CLINIC PC (609):					354.00		
MECHANICAL COMFORT, INC. (618)							
36562	1	Invoice	RADIO ROOM INCREASE AIR FLOW	01/31/2019	298.98	09/19	100-24-36-5480-226
36562	2	Invoice	RADIO ROOM INCREASE AIR FLOW	01/31/2019	213.56	09/19	601-23-36-5480-226
36562	3	Invoice	RADIO ROOM INCREASE AIR FLOW	01/31/2019	170.85	09/19	602-23-36-5480-226
36562	4	Invoice	RADIO ROOM INCREASE AIR FLOW	01/31/2019	170.85	09/19	603-23-36-5480-226
Total 36562:					854.24		
Total MECHANICAL COMFORT, INC. (618):					854.24		
MENARDS (622)							
98655	1	Invoice	TOOL SET	02/14/2019	119.99	09/19	204-23-30-5310-311

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
98655	2	Invoice	TRI-POD LIGHT (WATER DIST)	02/14/2019	129.99	09/19	602-23-62-5662-311
Total 98655:					249.98		
Total MENARDS (622):					249.98		
MID-AMERICAN RESEARCH CHEMICAL (630)							
0657202-IN	1	Invoice	ICE MELT AND HAND SANITIZER	02/06/2019	520.30	09/19	100-22-42-5233-318
Total 0657202-IN					520.30		
Total MID-AMERICAN RESEARCH CHEMICAL (630)					520.30		
MIDLAND NATIONAL LIFE INS CO (1678)							
021919	1	Invoice	MIDLANDS PREMIUM	02/19/2019	50.00	09/19	902-11215
Total 021919:					50.00		
Total MIDLAND NATIONAL LIFE INS CO (1678):					50.00		
MISSISSIPPI LIME COMPANY (652)							
1419828	1	Invoice	QUICKLIME 23.78 T	02/11/2019	4,042.60	09/19	602-23-61-5641-318
Total 1419828:					4,042.60		
1420321	1	Invoice	QUICKLIME 24.5 T	02/14/2019	4,165.00	09/19	602-23-61-5641-318
Total 1420321:					4,165.00		
1421020	1	Invoice	QUICKLIME 24T	02/19/2019	4,080.00	09/19	602-23-61-5641-318
Total 1421020:					4,080.00		
Total MISSISSIPPI LIME COMPANY (652):					12,287.60		
MUNICIPAL SUPPLY, INC. (672)							
0718967-IN	1	Invoice	TILE PROBE ROD	02/15/2019	75.81	09/19	100-23-42-5371-318
Total 0718967-IN:					75.81		
Total MUNICIPAL SUPPLY, INC. (672):					75.81		
NAPA AUTO PARTS (677)							
866402	1	Invoice	WIPER BLADES FOR PLOW TRK #22	02/07/2019	38.98	09/19	204-23-30-5310-314
Total 866402:					38.98		
866496	1	Invoice	5/8" DRILL BIT - ST# 17-10	02/08/2019	29.88	09/19	204-23-30-5310-311
Total 866496:					29.88		
866596	1	Invoice	FHP POWERATED BELT	02/11/2019	34.08	09/19	602-23-61-5642-318
Total 866596:					34.08		
866663	1	Invoice	FUEL ADDITIVE	02/12/2019	244.68	09/19	204-23-30-5310-314

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 866653:					244.68		
866715	1	Invoice	TRACTOR PARTS	02/13/2019	44.45	09/19	100-22-42-5210-314
Total 866715:					44.45		
866804	1	Invoice	IMPACT SOCKET	02/14/2019	4.11	09/19	204-23-30-5310-311
866804	2	Invoice	RAINX & DEF	02/14/2019	92.10	09/19	204-23-30-5310-314
Total 866804:					96.21		
Total NAPA AUTO PARTS (677):					488.28		
NORTHERN SAFETY CO, INC. (1129)							
903318712	1	Invoice	SAFETY GLASSES-EAR PLUGS-SPLINTER O	02/07/2019	296.41	09/19	601-23-52-5586-312
Total 903318712:					296.41		
Total NORTHERN SAFETY CO, INC. (1129):					296.41		
O'REILLY AUTOMOTIVE, INC. (727)							
0357-420256	1	Invoice	FUSE HOLDER - LED INDICATOR - 5 AMP BL	02/13/2019	19.23	09/19	100-22-42-5233-318
Total 0357-420256:					19.23		
0357-420286	1	Invoice	BUMBER RETAINERS	02/14/2019	7.47	09/19	601-23-52-5588-318
Total 0357-420286:					7.47		
0357-420643	1	Invoice	WIPER BLADES	02/19/2019	45.73	09/19	601-23-52-5935-314
Total 0357-420643:					45.73		
0357-420653	1	Invoice	DEGREASER	02/19/2019	12.99	09/19	204-23-30-5310-318
Total 0357-420653:					12.99		
Total O'REILLY AUTOMOTIVE, INC. (727):					85.42		
P & P ELECTRIC (2978)							
11373	1	Invoice	KA1 CONTACTS-3pos SWITCH-DIN RAIL	01/31/2019	190.50	09/19	601-23-52-5588-318
Total 11373:					190.50		
Total P & P ELECTRIC (2978):					190.50		
PETERSON CONSTRUCTION (749)							
5698	1	Invoice	INSTALL AUTOMATIC DOOR OPENERS (2)	02/14/2019	1,680.00	09/19	100-24-36-5480-226
5698	2	Invoice	INSTALL AUTOMATIC DOOR OPENERS (2)	02/14/2019	1,200.00	09/19	601-23-36-5480-226
5698	3	Invoice	INSTALL AUTOMATIC DOOR OPENERS (2)	02/14/2019	960.00	09/19	602-23-36-5480-226
5698	4	Invoice	INSTALL AUTOMATIC DOOR OPENERS (2)	02/14/2019	960.00	09/19	603-23-36-5480-226
Total 5698:					4,800.00		
Total PETERSON CONSTRUCTION (749):					4,800.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
PETERSON, STEVE (5087)							
021318	1	Invoice	POLYGRAPH EXAMS	02/13/2018	450.00	09/19	100-21-21-5110-319
Total 021318:					450.00		
Total PETERSON, STEVE (5087):					450.00		
PITNEY BOWES-RESERVE ACCT (758)							
022619	1	Invoice	PREPAID POSTAGE	02/26/2019	3,500.00	09/19	100-11210
Total 022619:					3,500.00		
Total PITNEY BOWES-RESERVE ACCT (758):					3,500.00		
POLICE LEGAL SCIENCES, INC. (2907)							
8828	1	Invoice	RENEWALS-OFFICERS	02/12/2019	1,440.00	09/19	100-21-21-5110-231
Total 8828:					1,440.00		
8829	1	Invoice	RENEWALS - DISPATCHERS	02/12/2019	720.00	09/19	100-21-21-5180-231
Total 8829:					720.00		
Total POLICE LEGAL SCIENCES, INC. (2907):					2,160.00		
PRESTO-X-COMPANY INC. (774)							
2131170	1	Invoice	PEST CONTROL	02/13/2019	12.25	09/19	100-24-36-5480-299
2131170	2	Invoice	PEST CONTROL	02/13/2019	8.75	09/19	601-23-36-5480-299
2131170	3	Invoice	PEST CONTROL	02/13/2019	7.00	09/19	602-23-36-5480-299
2131170	4	Invoice	PEST CONTROL	02/13/2019	7.00	09/19	603-23-36-5480-299
Total 2131170:					35.00		
2131171	1	Invoice	PEST CONTROL/SENIOR CENTER	02/13/2019	43.00	09/19	100-22-42-5280-299
Total 2131171:					43.00		
2131173	1	Invoice	PEST CONTROL/FULLER HALL	02/13/2019	40.00	09/19	100-22-42-5233-299
Total 2131173:					40.00		
Total PRESTO-X-COMPANY INC. (774):					118.00		
PRINTING SERVICES, INC. (1130)							
667043-0	1	Invoice	OFFICE SUPPLIES - FULLER HALL	01/10/2019	98.32	09/19	100-22-42-5233-316
Total 667043-0:					98.32		
667062-0	1	Invoice	RECEIPT BOOK - FULLER HALL	01/14/2019	56.00	09/19	100-22-42-5233-316
Total 667062-0:					56.00		
667119-0	1	Invoice	COIL KEY RINGS/BINDER/PAPER	01/14/2019	16.17	09/19	100-24-12-5430-316
667119-0	2	Invoice	COIL KEY RINGS/BINDER/PAPER	01/14/2019	53.90	09/19	601-23-81-5921-316
667119-0	3	Invoice	COIL KEY RINGS/BINDER/PAPER	01/14/2019	32.34	09/19	602-23-81-5921-316
667119-0	4	Invoice	COIL KEY RINGS/BINDER/PAPER	01/14/2019	5.39	09/19	603-23-81-5921-316

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 667119-0:					107.80		
667119-1	1	Invoice	COIL KEY RING	01/15/2019	.54	09/19	100-24-12-5430-316
667119-1	2	Invoice	COIL KEY RING	01/15/2019	1.80	09/19	601-23-81-5921-316
667119-1	3	Invoice	COIL KEY RING	01/15/2019	1.08	09/19	602-23-81-5921-316
667119-1	4	Invoice	COIL KEY RING	01/15/2019	.17	09/19	603-23-81-5921-316
Total 667119-1:					3.59		
667120-0	1	Invoice	EPSON RIBBONS	01/14/2019	1.80	09/19	100-24-14-5435-316
667120-0	2	Invoice	EPSON RIBBONS	01/14/2019	12.97	09/19	601-23-80-5921-316
667120-0	3	Invoice	EPSON RIBBONS	01/14/2019	3.99	09/19	602-23-80-5921-316
667120-0	4	Invoice	EPSON RIBBONS	01/14/2019	1.19	09/19	603-23-80-5921-316
Total 667120-0:					19.95		
667296-0	1	Invoice	DESK CHAIR/FRONT OFFICE	01/18/2019	170.99	09/19	100-22-42-5233-318
Total 667296-0:					170.99		
667306-0	1	Invoice	BUBBLE WRAP	01/17/2019	10.27	09/19	602-23-61-5642-318
Total 667306-0:					10.27		
667378-0	1	Invoice	INK CARTRIDGES	01/21/2019	28.54	09/19	603-23-70-5921-316
Total 667378-0:					28.54		
667667-0	1	Invoice	BINDER/STAPLERS/STAPLES	01/29/2019	70.01	09/19	100-24-18-5470-316
Total 667667-0:					70.01		
667688-0	1	Invoice	RIBBON CARTRIDGE/FINE TIP MARKER	01/29/2019	1.09	09/19	100-24-14-5435-316
667688-0	2	Invoice	RIBBON CARTRIDGE/FINE TIP MARKER	01/29/2019	7.85	09/19	601-23-80-5921-316
667688-0	3	Invoice	RIBBON CARTRIDGE/FINE TIP MARKER	01/29/2019	2.42	09/19	602-23-80-5921-316
667688-0	4	Invoice	RIBBON CARTRIDGE/FINE TIP MARKER	01/29/2019	.72	09/19	603-23-80-5921-316
Total 667688-0:					12.08		
667969-0	1	Invoice	CORRECTION TAPE/PENS	02/06/2019	3.81	09/19	100-24-12-5430-316
667969-0	2	Invoice	CORRECTION TAPE/PENS	02/06/2019	12.70	09/19	601-23-81-5921-316
667969-0	3	Invoice	CORRECTION TAPE/PENS	02/06/2019	7.62	09/19	602-23-81-5921-316
667969-0	4	Invoice	CORRECTION TAPE/PENS	02/06/2019	1.26	09/19	603-23-81-5921-316
Total 667969-0:					25.39		
Total PRINTING SERVICES, INC. (1130):					602.94		
RESCO (812)							
735998-00	1	Invoice	SINGLE ARM	02/19/2019	4,482.77	09/19	601-23-52-5588-318
735998-00	2	Invoice	10- 30' CONCRETE POLES	02/19/2019	14,947.90	09/19	601-23-52-5935-871
Total 735998-00:					19,430.67		
Total RESCO (812):					19,430.67		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
SHUTTLEWORTH & INGERSOLL, P.L.C. (6731)							
4362763	1	Invoice	LEGAL FEES - VEROBLUE UTILITIES	02/06/2019	79.06	09/19	100-24-14-5435-212
4362763	2	Invoice	LEGAL FEES - VEROBLUE UTILITIES	02/06/2019	570.96	09/19	601-23-80-5923-212
4362763	3	Invoice	LEGAL FEES - VEROBLUE UTILITIES	02/06/2019	175.68	09/19	602-23-80-5923-212
4362763	4	Invoice	LEGAL FEES - VEROBLUE UTILITIES	02/06/2019	52.70	09/19	603-23-80-5923-212
Total 4362763:					878.40		
Total SHUTTLEWORTH & INGERSOLL, P.L.C. (6731):					878.40		
SIOUX SALES COMPANY (5795)							
187149	1	Invoice	M&P 40 W/NIGHT SIGHTS & MAGS	02/11/2019	435.00	09/19	100-21-21-5110-318
Total 187149:					435.00		
Total SIOUX SALES COMPANY (5795):					435.00		
SKARSHAUG TESTING LAB, INC. (878)							
232779	1	Invoice	1 BOX BOOM WIPES	01/25/2019	72.75	09/19	601-23-52-5588-318
Total 232779:					72.75		
233176	1	Invoice	CLEAN & TEST GLOVES & SLEEVES	02/08/2019	1,227.24	09/19	601-23-52-5935-227
Total 233176:					1,227.24		
CREDIT	1	Invoice	CREDIT ON ACCOUNT	02/25/2019	182.85-	09/19	601-23-52-5935-227
Total CREDIT:					182.85-		
Total SKARSHAUG TESTING LAB, INC. (878):					1,117.14		
STATE HYGIENIC LABORATORY (423)							
156666	1	Invoice	WASTEWATER TESTING	01/31/2019	686.50	09/19	603-23-70-5923-212
Total 156666:					686.50		
156668	1	Invoice	PUBLIC WATER	01/31/2019	156.00	09/19	602-23-61-5651-299
Total 156668:					156.00		
Total STATE HYGIENIC LABORATORY (423):					842.50		
STORM FLYING SERVICE, INC. (911)							
022619	1	Invoice	AIRPORT MANAGER FEE - MARCH 2019	02/26/2019	3,666.67	09/19	205-23-45-5372-299
Total 022619:					3,666.67		
Total STORM FLYING SERVICE, INC. (911):					3,666.67		
STREICHER'S (917)							
I1352561	1	Invoice	AMMO	02/11/2019	252.00	09/19	100-21-21-5110-318
Total I1352561:					252.00		
Total STREICHER'S (917):					252.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
SYNC/AMAZON (6343)							
4375683376	1	Invoice	UNIFORM SUPPLIES	01/16/2019	35.48	09/19	100-21-21-5110-312
Total 437568337648:					35.48		
4564778397	1	Invoice	HOLSTER FOR NEW OFFICER	01/31/2019	36.11	09/19	100-21-21-5110-312
Total 456477839766:					36.11		
4645649889	1	Invoice	PUNCH SET	01/15/2019	30.95	09/19	100-21-21-5110-318
Total 464564988958:					30.95		
4648757734	1	Invoice	MISC OPERATING SUPPLIES	02/07/2019	9.00	09/19	100-21-21-5110-318
Total 464875773474:					9.00		
4668547366	1	Invoice	LASER CARTRIDGE SET FOR PRINTER	01/31/2019	571.80	09/19	100-21-21-5180-316
Total 466854736658:					571.80		
4678537444	1	Invoice	SELECTOR SWITCH/SUBSTATION	01/23/2019	73.45	09/19	601-23-51-5566-318
Total 467853744474:					73.45		
4694374455	1	Invoice	CONTACT BLOCK SCREW TERMINAL	01/23/2019	9.97	09/19	601-23-51-5566-318
Total 469437445594:					9.97		
5538579578	1	Invoice	CAR ORGANIZERS	01/30/2019	155.86	09/19	100-21-21-5110-314
Total 553857957899:					155.86		
5755777977	1	Invoice	LIGHTING FIXTURE-CEMETERY	01/23/2019	109.99	09/19	100-23-42-5371-318
Total 575577797795:					109.99		
5869355333	1	Invoice	VEHICLE EXPENSE	01/15/2019	8.90	09/19	100-21-21-5110-314
Total 586935533393:					8.90		
6339838384	1	Invoice	REPLACEMENT TONER	01/14/2019	11.73	09/19	100-24-16-5420-317
6339838384	2	Invoice	REPLACEMENT TONER	01/14/2019	43.04	09/19	601-24-16-5921-317
6339838384	3	Invoice	REPLACEMENT TONER	01/14/2019	11.74	09/19	602-24-16-5921-317
6339838384	4	Invoice	REPLACEMENT TONER	01/14/2019	11.74	09/19	603-24-16-5921-317
Total 633983838483:					78.25		
6533433655	1	Invoice	FLEECE LINED HATS	01/30/2019	49.89	09/19	100-21-21-5110-312
Total 653343365586:					49.89		
6634375944	1	Invoice	UNIFORM SUPPLIES	01/23/2019	332.66	09/19	100-21-21-5110-312
6634375944	2	Invoice	MISC OPERATING SUPPLIES	01/23/2019	28.94	09/19	100-21-21-5110-318
Total 663437594469:					361.60		
7546798973	1	Invoice	MISC OFFICE SUPPLIES	02/04/2019	36.74	09/19	100-21-21-5110-316

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 754679897364:					36.74		
7665489398	1	Invoice	TONER SET/FIRE DEPT	02/05/2019	225.95	09/19	100-21-22-5140-316
Total 766548939837:					225.95		
7748676366	1	Invoice	VEHICLE EXPENSE	01/15/2019	67.06	09/19	100-21-21-5110-314
Total 774867636633:					67.06		
8597584669	1	Invoice	CAR SUPPLIES-LEG IRONS	01/30/2019	79.98	09/19	100-21-21-5110-314
Total 859758466966:					79.98		
9679879544	1	Invoice	CREDIT-VEHICLE EXPENSES	01/28/2019	23.79-	09/19	100-21-21-5110-314
Total 967987954458:					23.79-		
9744845985	1	Invoice	REPLACEMENT MONITORS	01/21/2019	50.09	09/19	100-24-16-5420-317
9744845985	2	Invoice	REPLACEMENT MONITORS	01/21/2019	183.69	09/19	601-24-16-5921-317
9744845985	3	Invoice	REPLACEMENT MONITORS	01/21/2019	50.10	09/19	602-24-16-5921-317
9744845985	4	Invoice	REPLACEMENT MONITORS	01/21/2019	50.10	09/19	603-24-16-5921-317
Total 974484598538:					333.98		
9956449596	1	Invoice	REPLACEMENT TONER SET	01/14/2019	84.60	09/19	100-24-12-5430-316
9956449596	2	Invoice	REPLACEMENT TONER SET	01/14/2019	232.66	09/19	601-23-81-5921-316
9956449596	3	Invoice	REPLACEMENT TONER SET	01/14/2019	52.88	09/19	602-23-81-5921-316
9956449596	4	Invoice	REPLACEMENT TONER SET	01/14/2019	52.88	09/19	603-23-81-5921-316
Total 995644959655:					423.02		
9984488969	1	Invoice	UNIFORM PANTS	01/23/2019	116.38	09/19	100-21-21-5110-312
9984488969	2	Invoice	VEHICLE EXPENSES	01/23/2019	29.59	09/19	100-21-21-5110-314
Total 998448896969:					145.97		
Total SYNC/AMAZON (6343):					2,820.16		
TASLER, INC. (6555)							
022119	1	Invoice	REIM/CORN BELT LIGHTING REBATE	02/21/2019	1,849.45	09/19	601-23-53-5588-212
Total 022119:					1,849.45		
Total TASLER, INC. (6555):					1,849.45		
THE AMERICAN BOTTLING CO. (4800)							
3446005033	1	Invoice	POP/BEVERAGES FOR RESALE	02/21/2019	238.32	09/19	100-22-42-5233-323
Total 3446005033:					238.32		
3446005034	1	Invoice	CREDIT-RETURN	02/21/2019	36.00-	09/19	100-22-42-5233-323
Total 3446005034:					36.00-		
Total THE AMERICAN BOTTLING CO. (4800):					202.32		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
TOLLE AUTOMOTIVE, INC. (3188)							
12805	1	Invoice	TIRE & MOUNT = DUMP TRUCK	02/12/2019	359.73	09/19	601-23-52-5935-227
Total 12805:					359.73		
12817	1	Invoice	TIRES/MOUNT & DISPOSAL	02/15/2019	306.80	09/19	100-21-21-5110-227
Total 12817:					306.80		
Total TOLLE AUTOMOTIVE, INC. (3188):					666.53		
UNITED COOPERATIVE (979)							
104464	1	Invoice	DIESEL FUEL/FUEL ADDITIVE	02/22/2019	759.09	09/19	205-23-45-5372-315
Total 104464:					759.09		
Total UNITED COOPERATIVE (979):					759.09		
VAN-HOF TRUCKING, INC. (2656)							
1921913-2	1	Invoice	FREIGHT ON LIME 2/12/19	02/19/2019	2,096.30	09/19	602-23-61-5921-221
Total 1921913-2:					2,096.30		
1921913-5	1	Invoice	FREIGHT ON LIME 2/14/19	02/14/2019	2,157.50	09/19	602-23-61-5921-221
Total 1921913-5:					2,157.50		
Total VAN-HOF TRUCKING, INC. (2656):					4,253.80		
VERIZON WIRELESS (3812)							
9823951495	1	Invoice	GPS UNIT PHONE	02/10/2019	40.01	09/19	100-23-31-5420-230
9823951495	2	Invoice	GPS UNIT PHONE	02/10/2019	40.01	09/19	601-23-31-5420-230
9823951495	3	Invoice	GPS UNIT PHONE	02/10/2019	40.01	09/19	602-23-31-5420-230
9823951495	4	Invoice	GPS UNIT PHONE	02/10/2019	40.01	09/19	603-23-31-5420-230
Total 9823951495:					160.04		
Total VERIZON WIRELESS (3812):					160.04		
WEBSTER CITY TRUE VALUE (2156)							
132002	1	Invoice	UPS SHIPPING FEE	02/07/2019	11.94	09/19	602-23-61-5921-221
Total 132002:					11.94		
132072	1	Invoice	BLUE HSEHLD GLOVES(\$8.99) & MEN DEER	02/11/2019	44.97	09/19	602-23-61-5642-318
Total 132072:					44.97		
132136	1	Invoice	BOLTS, WASHERS	02/14/2019	2.62	09/19	100-23-42-5371-310
Total 132136:					2.62		
132248	1	Invoice	MAP GAS	02/19/2019	21.98	09/19	601-23-52-5588-318
Total 132248:					21.98		
132257	1	Invoice	A/C COVERS FOR DEPOT	02/19/2019	12.98	09/19	100-22-42-5221-310

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 132257:					12.98		
Total WEBSTER CITY TRUE VALUE (2155):					94.49		
WOLFGRAM, JOE (5604)							
021119	1	Invoice	EE REBATE/1341 DIVISION	02/11/2019	14.96	09/19	601-23-36-5930-979
021119	2	Invoice	LIGHTING REBATE/1341 DIVISION	02/11/2019	32.03	09/19	601-23-36-5930-979
021119	3	Invoice	LIGHTING REBATE/1139 DIVISION	02/11/2019	32.04	09/19	601-23-36-5930-979
021119	4	Invoice	LIGHTING REBATE/1341 DIVISION	02/11/2019	93.55	09/19	601-23-36-5930-979
021119	5	Invoice	CB LIGHTING REBATE/1341 DIVISION	02/11/2019	44.04	09/19	601-23-53-5930-979
021119	6	Invoice	CB LIGHTING REBATE/1139 DIVISION	02/11/2019	32.03	09/19	601-23-53-5930-979
Total 021119:					248.65		
Total WOLFGRAM, JOE (5604):					248.65		
Total 03/04/2019:					210,178.68		
Grand Totals:					221,274.68		

Report GL Period Summary

GL Period	Amount
09/19	210,178.68
08/19	11,096.00
Grand Totals:	221,274.68

Vendor number hash: 502275
Vendor number hash - split: 908276
Total number of invoices: 178
Total number of transactions: 334

Terms Description	Invoice Amount	Net Invoice Amount
Open Terms	221,274.68	221,274.68
Grand Totals	221,274.68	221,274.68

FUND LIST TOTALS FOR BILLS MARCH 4, 2019

Account	Fund	Total Amount
100	General	59,480.15
204	Road Use Tax Fund	7,278.34
205	Airport Fund	6,097.84
294	TIF - Ridge Development	7,500.00
300	Debt Service	9,154.30
601	Electric Utility	58,626.12
602	Water Utility	47,122.76
603	Sewer Utility	23,760.17
902	Medical/Flex	<u>2,255.00</u>
	Grand Total	221,274.68



MEMO

TO: City Council

FROM: Finance Director

DATE: February 27, 2019

RE: Public Hearing to Certify the City Budget for FY20

SUMMARY: I am asking Council to approve and adopt the FY20 City Budget and the 5 year Capital Improvement Plan for FY19-20 through FY23-24.

DISCUSSION: The budget that is being presented to you for your consideration is the same as the budget presented to you at the February 11, 2019 work session.

The tax levy on the proposed budget is 16.24214 per \$1,000 valuation on regular property compared to 16.24219 in our current budget.

FINANCIAL IMPLICATIONS: It is required to submit an annual city budget by March 15th of each year to receive the needed tax dollars to operate.

RECOMMENDATION: I recommend approving FY20 City Budget and the Capital Improvement Plan for FY19-20 through FY23-24.

ALTERNATIVES: It is a requirement to submit a yearly budget no later than March 15th of each year

CITY MANAGER COMMENTS: I also recommend the City Council approve the above mentioned City budget and Capital Improvement Plan.

**CAPITAL IMPROVEMENT PLAN
2019/2020 SUMMARY**

<u>PROJECT NAME</u>	<u>PROJECT DESCRIPTION</u>	<u>DEPT.</u>	<u>FISCAL YEAR</u>	<u>COST ESTIMATE</u>	<u>SOURCE OF FUNDS</u>
<u>Airport</u>	Taxiway Project - Design		2019-2020	122,255	Airport Fund & FAA
<u>Bridge & Underpass Improvements</u>	Dubuque St Bridge over Boone River Project		2019-2020	345,411	Road Use Fund
<u>Bridge & Underpass Improvements</u>	Millards Lane Culvert Improvement Project		2019-2020	206,000	Road Use Fund
<u>City Hall Building</u>	City Manager's Office Remodeling		2019-2020	22,000	Split-Gen,Elec,Wtr,Swr
<u>City Hall Building</u>	Tuck Pointing		2019-2020	76,000	Split-Gen,Elec,Wtr,Swr
<u>Electric Utility Improvements</u>	Annunciator Panel at Sweazey Sub		2019-2020	16,700	Electric Operations
<u>Electric Utility Improvements</u>	Second Street LED Lighting		2019-2020	23,700	Electric Operations
<u>Fire Department</u>	Fire Station Roof Repair		2019-2020	5,000	General Operating Fund
<u>Fire Department</u>	Tornado Siren Replacement		2019-2020	15,000	General Operating Fund
<u>Gas Site Improvements</u>	Coal Tar Streambank Stabilization		2019-2020	10,000	General Operating Fund
<u>GIS</u>	GIS Data Collection - Year 2		2019-2020	143,883	Split-El,Storm,San,Wtr
<u>GIS</u>	GIS Data Collection - Signs		2019-2020	18,500	General Operating Fund
<u>Recreation & Public Grounds Improve</u>	Entry Doors at Cemetery		2019-2020	12,500	General Operating Fund
<u>Recreation & Public Grounds Improve</u>	Furnace for Office Building		2019-2020	5,600	General Operating Fund
<u>Recreation & Public Grounds Improve</u>	Overhead Door at Cemetery		2019-2020	7,000	General Operating Fund
<u>Recreation & Public Grounds Improve</u>	Roof & Gutter System at Cemetery		2019-2020	47,500	General Operating Fund
<u>Recreation & Public Grounds Improve</u>	Tiling at Cemetery		2019-2020	5,000	General Operating Fund
<u>Recreation & Public Grounds Improve</u>	Wilson Brewer Park Improvements - Year 2		2019-2020	576,024	Private Funds
<u>Sanitary Sewer Improvements</u>	2019-20 Sanitary Sewer Slip Lining		2019-2020	200,000	Sewer Fund
<u>Storm Sewer Improvement</u>	2019-20 Storm Sewer Project		2019-2020	24,000	Road Use Fund
<u>Street & Sidewalk Improvements</u>	2019-20 Street Improvement Project		2019-2020	929,000	L.O.S.S.T. Funds
<u>Water Improvements</u>	2019-20 Water main Intersection Repairs		2019-2020	200,000	Water Operations
<u>Water Improvements</u>	Exterior Door at Water Plant		2019-2020	3,500	Water Operations
<u>Water Improvements</u>	Floor Drains at Water Plant		2019-2020	4,000	Water Operations
<u>2019-2020 Capital Improvement Project Subtotal</u>				3,018,573	
<u>2019-2020 Capital Improvement</u>	<u>Funding Summary</u>				
		Airport Operations		\$ 12,226	
		Electric Operation		\$ 107,300	
		FAA		\$ 110,030	
		General Operating Fund		\$ 160,400	
		L.O.S.S.T. Funds		\$ 929,000	
		Private Funds		\$ 576,024	
		Road Use Fund		\$ 626,898	
		Sewer Operations		\$ 259,585	
		Water Operations		\$ 237,111	
				\$ 3,018,573	

CAPITAL IMPROVEMENT PLAN

2020/2021 SUMMARY

PROJECT NAME	PROJECT DESCRIPTION	DEPT.	FISCAL YEAR	COST ESTIMATE	SOURCE OF FUNDS
<u>Airport</u>	Taxiway Project - Construction		2020-2021	845,745	Airport Fund & FAA
<u>Bridge & Underpass Improvements</u>	Park Avenue Bridge over Lyons Creek		2020-2021	588,500	Road Use Fund
<u>City Hall Building</u>	Carpet in Offices		2020-2021	29,000	Split-Gen, Elec, Wtr, Swr
<u>Electric Utility Improvements</u>	First Street LED Lighting (Seneca-Prospect)		2020-2021	23,700	Electric Operations
<u>Electric Utility Improvements</u>	Sweazey Substation Electric Panel		2020-2021	10,000	Electric Operations
<u>Fire Department</u>	Overhead Door Motors/Openers		2020-2021	9,550	General Operating Fund
<u>Gas Site Improvements</u>	Coal Tar Building Maintenance		2020-2021	20,000	General Operating Fund
<u>Gas Site Improvements</u>	Coal Tar Effluent Piping		2020-2021	40,000	General Operating Fund
<u>Gas Site Improvements</u>	Coal Tar Influent Piping		2020-2021	30,000	General Operating Fund
<u>Planning & Housing Improvements</u>	Annexation Study		2020-2021	30,000	General Operating Fund
<u>Recreation & Public Grounds Improve</u>	GIS at Cemetery		2020-2021	25,000	General Operating Fund
<u>Recreation & Public Grounds Improve</u>	Kendall Young Park Prairie Stone Shelter Roof		2020-2021	9,000	General Operating Fund
<u>Recreation & Public Grounds Improve</u>	Kendall Young Park South Shelter Roof		2020-2021	4,250	General Operating Fund
<u>Recreation & Public Grounds Improve</u>	Nokomis Park Playground Equipment		2020-2021	64,900	Private Funds
<u>Recreation & Public Grounds Improve</u>	Outdoor Pool Roof Replacement		2020-2021	36,250	General Operating Fund
<u>Recreation & Public Grounds Improve</u>	Outdoor Swimming Pool		2020-2021	8,000,000	GO Bond
<u>Recreation & Public Grounds Improve</u>	Overhead Door at Cemetery		2020-2021	7,200	General Operating Fund
<u>Recreation & Public Grounds Improve</u>	Tiling at Cemetery		2020-2021	5,000	General Operating Fund
<u>Recreation & Public Grounds Improve</u>	Trail Connection from Wilson Brewer		2020-2021	66,500	General Operating Fund
<u>Sanitary Sewer Improvements</u>	2020-21 Sanitary Sewer Slip Lining		2020-2021	200,000	Sewer Operations
<u>Sanitary Sewer Improvements</u>	Wastewater Treatment Plant - Year 1		2020-2021	8,750,000	Sewer Revenue Bond
<u>Storm Sewer Improvement</u>	2020-21 Storm Sewer Project		2020-2021	40,000	Road Use Fund
<u>Street & Sidewalk Improvements</u>	2020-21 Street Improvement Project		2020-2021	620,000	L.O.S.S.T. Funds
<u>Street & Sidewalk Improvements</u>	Parking Lot Repair - 500 blk 1st		2020-2021	175,000	L.O.S.S.T. Funds
<u>Street & Sidewalk Improvements</u>	Street Department Building		2020-2021	750,000	Road Use Fund
<u>Water Improvements</u>	AMI Water Meters - Year 1		2020-2021	186,920	Water Operations
<u>Water Improvements</u>	River Street Watermain Project		2020-2021	530,000	Water Operations
<u>Water Improvements</u>	Watermain Replacement under Boone River		2020-2021	360,000	Water Operations
2020-2021 Capital Improvement Project Subtotal				21,456,515	
2020-2021 Capital Improvement	Funding Summary				
		Airport Operations		\$ 84,575	
		FAA		\$ 761,171	
		Electric Operations		\$ 40,950	
		GO Bond		\$ 8,000,000	
		General Operating Fund		\$ 292,900	
		L.O.S.S.T. Funds		\$ 795,000	
		Private Funds		\$ 64,900	
		Road Use Fund		\$ 1,378,500	
		Sewer Operations		\$ 205,800	
		Sewer Revenue Bond		\$ 8,750,000	
		Water Operations		\$ 1,082,720	
				\$ 21,456,515	

**CAPITAL IMPROVEMENT PLAN
2021/2022 SUMMARY**

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<u>PROJECT NAME</u>	<u>PROJECT DESCRIPTION</u>	<u>DEPT.</u>	<u>FISCAL YEAR</u>	<u>COST ESTIMATE</u>	<u>SOURCE OF FUNDS</u>
<u>Airport</u>	Runway Crack & Joint Cleaning/Sealing		2021-2022	298,000	Airport Fund & FAA
<u>Bridge & Underpass Improvements</u>	Second Street over Boone River		2021-2022	320,000	Road Use Fund
<u>Electric Utility Improvements</u>	AMI Electric Meters - Year 1		2021-2022	434,143	Electric Operations
<u>Electric Utility Improvements</u>	Underground Conversion		2021-2022	870,200	Electric Operations
<u>Recreation & Public Grounds Improve</u>	Boone River Trail Extension - KY Park		2021-2022	498,750	General Operating Fund
<u>Recreation & Public Grounds Improve</u>	GIS at Cemetery		2021-2022	25,000	General Operating Fund
<u>Recreation & Public Grounds Improve</u>	Playground Equipment at E Twin Park		2021-2022	80,000	Private Funds
<u>Recreation & Public Grounds Improve</u>	Pool Parking Expansion at E Twin Park		2021-2022	25,000	General Operating Fund
<u>Recreation & Public Grounds Improve</u>	Overhead Door at Cemetery		2021-2022	7,200	General Operating Fund
<u>Recreation & Public Grounds Improve</u>	Tiling at Cemetery		2021-2022	5,000	General Operating Fund
<u>Sanitary Sewer Improvements</u>	2021-22 Sanitary Sewer Slip Lining		2021-2022	200,000	Sewer Fund
<u>Sanitary Sewer Improvements</u>	Wastewater Treatment Plant - Year 2		2021-2022	17,500,000	Sewer Revenue Bond
<u>Storm Sewer Project</u>	2021-22 Storm Sewer Project		2021-2022	40,000	Road Use Fund
<u>Street & Sidewalk Improvements</u>	2021-22 Street Improvement Project		2021-2022	921,000	L.O.S.S.T.
<u>Street & Sidewalk Improvements</u>	Hoop Building		2021-2022	20,000	Road Use Fund
<u>Street & Sidewalk Improvements</u>	Parking Lot Repair - 700 blk of 1st		2021-2022	121,000	L.O.S.S.T.
<u>Water Improvements</u>	2021-22 Street Impr Project-Water Portion		2021-2022	130,000	Water Operations
<u>Water Improvements</u>	2021-22 Watermain Intersection Repairs		2021-2022	180,000	Water Operations
<u>Water Improvements</u>	AMI Water Meters - Year 2		2021-2022	186,920	Water Operations
<u>2021-2022 Capital Improvement Project Subtotal</u>				21,862,213	
<u>2021-2022 Capital Improvement</u>	<u>Funding Summary</u>				
		Airport Operations		\$ 29,800	
		Electric Operations		\$ 1,304,343	
		FAA		\$ 268,200	
		General Fund		\$ 560,950	
		L.O.S.S.T.		\$ 1,042,000	
		Private Funds		\$ 80,000	
		Road Use Fund		\$ 380,000	
		Sewer Operations		\$ 200,000	
		Sewer Revenue Bond		\$ 17,500,000	
		Water Operations		\$ 496,920	
				\$ 21,862,213	

**CAPITAL IMPROVEMENT PLAN
2022/2023 SUMMARY**

42 of 270

<u>PROJECT NAME</u>	<u>PROJECT DESCRIPTION</u>	<u>DEPT.</u>	<u>FISCAL YEAR</u>	<u>COST ESTIMATE</u>	<u>SOURCE OF FUNDS</u>
<u>Bridge & Underpass Improvements</u>	Des Moines Str Bridge over Boone River Project		2022-2023	325,000	Road Use Fund
<u>Electric Utility Improvements</u>	AMI Electric Meters - Year 2		2022-2023	434,143	Electric Operations
<u>Electric Utility Improvements</u>	Underground Conversion		2022-2023	388,000	Electric Operations
<u>Recreation & Public Grounds Improve</u>	GIS at Cemetery		2022-2023	8,000	General Operating Fund
<u>Recreation & Public Grounds Improve</u>	Nokomis Park Shelter		2022-2023	25,000	General Operating Fund
<u>Recreation & Public Grounds Improve</u>	Outdoor Pool Painting Project		2022-2023	20,000	General Operating Fund
<u>Recreation & Public Grounds Improve</u>	Overhead Door at Cemetery		2022-2023	7,300	General Operating Fund
<u>Recreation & Public Grounds Improve</u>	Tiling at Cemetery		2022-2023	5,000	General Operating Fund
<u>Sanitary Sewer Improvements</u>	2022-23 Sanitary Sewer Slip Lining		2022-2023	200,000	Sewer Operations
<u>Sanitary Sewer Improvements</u>	Wastewater Treatment Plant - Year 3		2022-2023	8,750,000	Sewer Revenue Bond
<u>Storm Sewer Project</u>	2022-23 Storm Sewer Project		2022-2023	40,000	Road Use Fund
<u>Street & Sidewalk Improvements</u>	2022-23 Street Improvement Project		2022-2023	1,000,000	L.O.S.S.T.
<u>Street & Sidewalk Improvements</u>	Parking Lot Repair - 400 blk of 1st		2022-2023	109,000	Road Use Fund
<u>Water Improvements</u>	2022-23 Street Impr Project-Water Portion		2022-2023	243,000	Water Fund
<u>Water Improvements</u>	AMI Water Meters - Year 3		2022-2023	186,920	Water Fund
<u>2022-2023 Capital Improvement Project Subtotal</u>				11,741,363	
<u>2022-2023 Capital Improvement</u>	<u>Funding Summary</u>				
		Road Use Fund		\$ 474,000	
		Electric Operations		\$ 822,143	
		General Fund		\$ 65,300	
		L.O.S.S.T.		\$ 1,000,000	
		Sewer Operations		\$ 200,000	
		Sewer Revenue Bond		\$ 8,750,000	
		Water Operations		\$ 429,920	
				\$ 11,741,363	

**CAPITAL IMPROVEMENT PLAN
2023/2024 SUMMARY**

43 of 270

<u>PROJECT NAME</u>	<u>PROJECT DESCRIPTION</u>	<u>DEPT.</u>	<u>FISCAL YEAR</u>	<u>COST ESTIMATE</u>	<u>SOURCE OF FUNDS</u>
<u>Airport</u>	Reconstruct Runway 14/32 Lighting		2023-2024	405,000	Airport Fund & FAA
<u>Bridge & Underpass Improvements</u>	Dubuque Street Bridge over Boone River		2023-2024	210,000	Road Use Fund
<u>Electric Utility Improvements</u>	69 kV Loop Project		2023-2024	406,500	Electric Operations
<u>Electric Utility Improvements</u>	Industrial Park Substation		2023-2024	3,150,000	Electric Operations
<u>Recreation & Public Grounds Improve</u>	Overhead Door at Cemetery		2023-2024	7,400	General Operating Fund
<u>Recreation & Public Grounds Improve</u>	Playground Equipment - Kendall Young Park		2023-2024	80,000	General Operating Fund
<u>Recreation & Public Grounds Improve</u>	Soccer Fields at Wehrheim KY Parks		2023-2024	6,000	General Operating Fund
<u>Recreation & Public Grounds Improve</u>	Tiling at Cemetery		2023-2024	5,000	General Operating Fund
<u>Sanitary Sewer Improvements</u>	2023-24 Sanitary Sewer Slip Lining		2023-2024	200,000	Sewer Operations
<u>Storm Sewer Project</u>	2023-24 Storm Sewer Project		2023-2024	60,000	Road Use Fund
<u>Street & Sidewalk Improvements</u>	2023-24 Street Improvement Project		2023-2024	950,000	L.O.S.S.T. Funds
<u>Water Improvements</u>	2023-24 Watermain Intersection Project		2023-2024	200,000	Water Fund
<u>Water Improvements</u>	Clarifier Components		2023-2024	520,000	Water Fund
<u>2022-2023 Capital Improvement Project Subtotal</u>				6,199,900	
<u>2022-2023 Capital Improvement</u>	<u>Funding Summary</u>	Airport Operations		\$ 40,500	
		Electric Operations		\$ 3,556,500	
		FAA		\$ 364,500	
		General Fund		\$ 98,400	
		L.O.S.S.T. Funds		\$ 950,000	
		Road Use Fund		\$ 270,000	
		Sewer Operations		\$ 200,000	
		Water Operations		\$ 720,000	
				\$ 6,199,900	

RESOLUTION NO. 2019 -

ADOPTING, FOLLOWING NOTICE AND HEARING, THE 2019-2020 CAPITAL IMPROVEMENT BUDGET AND THE 2019-2020 THROUGH 2023-2024 CAPITAL IMPROVEMENT PLAN OF THE CITY OF WEBSTER CITY, IOWA.

WHEREAS, a recommended Capital Improvement Budget for 2019-2020 and a Capital Improvement Plan for the period of 2019-2020 through 2023-2024 was discussed by the City Council on February 11, 2019 and a public hearing was held on March 4, 2019.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Webster City, Iowa: that the 2019-2020 through 2023-2024 Capital Improvement Plan set out in the attached is hereby approved and adopted as the proposed allocation of City resources for capital improvements as scheduled in the years shown, subject to annual review and revisions.

BE IT FURTHER RESOLVED, that the City Manager is authorized and directed to initiate the projects established in the 2019-2020 Capital Improvement Budget by ensuring that informal hearings on projects are set as appropriate, preparing design plans, acquiring necessary right-of-way by gift, purchase, or condemnation, and initiating at the proper time procedures to issue bonds necessary to finance the projects.

Passed and adopted this 4th day of March, 2019.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

NOTICE OF PUBLIC HEARING BUDGET ESTIMATE

FISCAL YEAR BEGINNING JULY 1, 2019 - ENDING JUNE 30, 2020

City of Webster City, IowaThe City Council will conduct a public hearing on the proposed Budget at City Hall, 400 2nd Streeton 3/4/2019 at 5:35 p.m.

(Date) xx/xx/xx

(hour)

The Budget Estimate Summary of proposed receipts and expenditures is shown below.

Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.

The estimated Total tax levy rate per \$1000 valuation on regular property \$ 16.24214The estimated tax levy rate per \$1000 valuation on Agricultural land is \$ 3.00375

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

515-832-9141
phone numberDodie Wolfgram
City Clerk/Finance Officer's NAME

		Budget FY 2020	Re-estimated FY 2019	Actual FY 2018
		(a)	(b)	(c)
Revenues & Other Financing Sources				
Taxes Levied on Property	1	3,750,743	3,659,683	3,576,225
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	3,750,743	3,659,683	3,576,225
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	256,752	233,437	276,998
Other City Taxes	6	897,729	837,310	938,063
Licenses & Permits	7	124,430	107,460	220,352
Use of Money and Property	8	700,516	440,933	403,213
Intergovernmental	9	1,239,650	1,709,166	1,381,249
Charges for Fees & Service	10	15,723,626	16,272,304	17,722,192
Special Assessments	11	0	0	0
Miscellaneous	12	2,184,189	2,435,086	-16,989
Other Financing Sources	13	0	35,000,000	1,000,000
Transfers In	14	4,264,244	22,853,260	6,340,162
Total Revenues and Other Sources	15	29,141,879	83,548,639	31,841,465
Expenditures & Other Financing Uses				
Public Safety	16	2,529,810	2,523,733	2,612,808
Public Works	17	1,881,579	1,684,905	1,441,691
Health and Social Services	18	57,235	65,135	49,730
Culture and Recreation	19	1,817,597	1,689,265	1,144,584
Community and Economic Development	20	315,568	312,438	856,524
General Government	21	384,415	351,593	306,962
Debt Service	22	818,501	802,763	600,799
Capital Projects	23	1,480,411	969,900	4,001,825
Total Government Activities Expenditures	24	9,285,116	8,399,732	11,014,923
Business Type / Enterprises	25	15,893,924	34,441,315	17,757,276
Total ALL Expenditures	26	25,179,040	42,841,047	28,772,199
Transfers Out	27	4,264,244	22,853,260	6,340,162
Total ALL Expenditures/Transfers Out	28	29,443,284	65,694,307	35,112,361
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-301,405	17,854,332	-3,270,896
Beginning Fund Balance July 1	30	38,559,058	20,704,726	23,975,622
Ending Fund Balance June 30	31	38,257,653	38,559,058	20,704,726

40-378**Adoption of Budget and Certification of City Taxes****FISCAL YEAR BEGINNING JULY 1, 2019 - ENDING JUNE 30, 2020****Resolution No.:** _____**The City of:** Webster City**County Name:** HAMILTON**Date Budget Adopted:** _____

(Date of action)

The below signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages. Attached is Long Term Debt Schedule Form 703 which lists any and all of the debt service obligations of the City.

County Auditor Date Stamp

Telephone Number

Signature

January 1, 2018 Property Valuations

Regular
DEBT SERVICE
Ag Land

With Gas & Electric		Without Gas & Electric	
2a	231,020,687	2b	228,323,618
3a	237,278,214	3b	234,581,145
4a	2,374,932		

Last Official Census

8,070

TAXES LEVIED

Code Sec.	Dollar Limit	Purpose	(A) Request with Utility Replacement	(B) Property Taxes Levied	(C) Rate
384.1	8.10000	Regular General levy	1,871,268	1,849,421	8.10000
(384)		Non-Voted Other Permissible Levies			
12(8)	0.67500	Contract for use of Bridge		0	0
12(10)	0.95000	Opr & Maint publicly owned Transit	13,905	13,743	0.06019
12(11)	Amt Nec	Rent, Ins. Maint of Civic Center		0	0
12(12)	0.13500	Opr & Maint of City owned Civic Center	31,188	30,824	0.13500
12(13)	0.06750	Planning a Sanitary Disposal Project		0	0
12(14)	0.27000	Aviation Authority (under sec.330A.15)	62,376	61,647	0.27000
12(15)	0.06750	Levee Impr. fund in special charter city		0	0
12(17)	Amt Nec	Liability, property & self insurance costs	50,068	49,485	0.21673
12(21)	Amt Nec	Support of a Local Emerg.Mgmt.Comm.		0	0
(384)		Voted Other Permissible Levies			
12(1)	0.13500	Instrumental/Vocal Music Groups		0	0
12(2)	0.81000	Memorial Building		0	0
12(3)	0.13500	Symphony Orchestra		0	0
12(4)	0.27000	Cultural & Scientific Facilities		0	0
12(5)	As Voted	County Bridge		0	0
12(6)	1.35000	Missi or Missouri River Bridge Const.		0	0
12(9)	0.03375	Aid to a Transit Company		0	0
12(16)	0.20500	Maintain Institution received by gift/devise		0	0
12(18)	1.00000	City Emergency Medical District		0	0
12(20)	0.27000	Support Public Library		0	0
28E.22	1.50000	Unified Law Enforcement		0	0
		Total General Fund Regular Levies (5 thru 24)	2,028,805	2,005,120	
384.1	3.00375	Ag Land	7,134	7,134	3.00375
		Total General Fund Tax Levies (25 + 26)	2,035,939	2,012,254	Do Not Add
		Special Revenue Levies			
384.6	0.27000	Emergency (if general fund at levy limit)	62,376	61,647	0.27000
384.6	Amt Nec	Police & Fire Retirement	232,800	230,082	1.00770
	Amt Nec	FICA & IPERS (if general fund at levy limit)	248,883	245,978	1.07732
Rules	Amt Nec	Other Employee Benefits	699,481	691,316	3.02779
		Total Employee Benefit Levies (29,30,31)	1,181,164	1,167,376	5.11281
		Sub Total Special Revenue Levies (28+32)	1,243,540	1,229,023	
		Valuation			
388	As Req	With Gas & Elec	Without Gas & Elec		
SSMID 1	(A)	6,326,677	(B) 6,326,677	34	22,145
SSMID 2	(A)			35	0
SSMID 3	(A)			36	0
SSMID 4	(A)			37	0
SSMID 5	(A)			555	0
SSMID 6	(A)			556	0
SSMID 7	(A)			1177	0
SSMID 8	(A)			1185	0
		Total Special Revenue Levies	1,265,685	1,251,168	
384.4	Amt Nec	Debt Service Levy 76.10(6)	492,923	487,321	2.07741
384.7	0.87500	Capital Projects (Capital Improv. Reserve)		0	0
		Total Property Taxes (27+39+40+41)	3,794,547	3,750,743	16.24214

COUNTY AUDITOR - I certify the budget is in compliance with ALL the following:Budgets that **DO NOT** meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.

- 1) The prescribed Notice of Public Hearing Budget Estimate (Form 631.1) was lawfully published, or posted if applicable, filed proof was evidenced.
- 2) Budget hearing notices were published or posted not less than 10 days, nor more than 20 days, prior to the budget hearing.
- 3) Adopted property taxes do not exceed published or posted amounts.
- 4) Adopted expenditures do not exceed published or posted amounts in each of the nine program areas, or in total.
- 5) Number of 14,000,000 Adopting the budget has been included at the top of this form.
- 6) The budget file uploaded to the SUBMIT Area matched the paper copy certified by the city to this office.
- 7) The long term debt schedule (Form 703) shows sufficient payment amounts to pay the G.O. debt certified by the city to this office.

(County Auditor)

CITY OF

Webster City

Department of Management

ADOPTED BUDGET SUMMARY

YEAR ENDED JUNE 30, 2020

Fiscal Years

(A)	(B)	GENERAL (C)	SPECIAL REVENUES (D)	TIF SPECIAL REVENUES (E)	DEBT SERVICE (F)	CAPITAL PROJECTS (G)	PERMANENT (H)	PROPRIETARY (I)	BUDGET 2020 (J)	RE-ESTIMATED 2019 (K)	ACTUAL 2018 (L)
Revenues & Other Financing Sources											
Taxes Levied on Property	1	2,012,254	1,251,168		487,321	0			3,750,743	3,659,683	3,576,225
Less: Uncollected Property Taxes-Levy Year	2	0	0		0	0			0	0	0
Net Current Property Taxes	3	2,012,254	1,251,168		487,321	0			3,750,743	3,659,683	3,576,225
Delinquent Property Taxes	4	0	0		0	0			0	0	0
TIF Revenues	5			256,752					256,752	233,437	276,998
Other City Taxes	6	25,685	115,867		6,177	750,000			897,729	837,310	938,063
Licenses & Permits	7	124,430	0					0	124,430	107,460	220,352
Use of Money and Property	8	197,600	67,965	1,225	2,000	10,000	0	421,726	700,516	440,933	403,213
Intergovernmental	9	83,833	1,143,625	0	12,192	0		0	1,239,650	1,709,166	1,381,249
Charges for Fees & Service	10	428,510	0		0	0	3,500	15,291,616	15,723,626	16,272,304	17,722,192
Special Assessments	11	0	0		0	0		0	0	0	0
Miscellaneous	12	698,394	14,385		109,851	125,326	0	1,236,233	2,184,189	2,435,086	-16,989
Sub-Total Revenues	13	3,570,706	2,593,010	257,977	617,541	885,326	3,500	16,949,575	24,877,635	25,695,379	24,501,303
Other Financing Sources:											
Total Transfers In	14	915,124	37,500	42,026	0	1,480,441	0	1,789,153	4,264,244	22,853,260	6,340,162
Proceeds of Debt	15	0	0	0	0	0		0	0	35,000,000	1,000,000
Proceeds of Capital Asset Sales	16	0	0	0	0	0	0	0	0	0	0
Total Revenues and Other Sources	17	4,485,830	2,630,510	300,003	617,541	2,365,767	3,500	18,738,728	29,141,879	83,548,639	31,841,465
Expenditures & Other Financing Uses											
Public Safety	18	1,777,014	752,796	0			0		2,529,810	2,523,733	2,612,808
Public Works	19	512,349	1,369,230	0			0		1,881,579	1,684,905	1,441,691
Health and Social Services	20	57,235	0	0			0		57,235	65,135	49,730
Culture and Recreation	21	1,612,493	205,104	0			0		1,817,597	1,689,265	1,144,584
Community and Economic Development	22	154,922	160,646	0			0		315,568	312,438	856,524
General Government	23	267,167	117,248	0			0		384,415	351,593	306,962
Debt Service	24	0	0	214,726	603,775		0		818,501	802,763	600,799
Capital Projects	25	0	0	0		1,480,411	0		1,480,411	969,900	4,001,825
Total Government Activities Expenditures	26	4,381,180	2,605,024	214,726	603,775	1,480,411	0		9,285,116	8,399,732	11,014,923
Business Type Proprietary: Enterprise & ISF	27							15,893,924	15,893,924	34,441,315	17,757,276
Total Gov & Bus Type Expenditures	28	4,381,180	2,605,024	214,726	603,775	1,480,411	0	15,893,924	25,179,040	42,841,047	28,772,199
Total Transfers Out	29	57,500	615,467	42,026	0	1,054,326	0	2,494,925	4,264,244	22,853,260	6,340,162
Total ALL Expenditures/Fund Transfers Out	30	4,438,680	3,220,491	256,752	603,775	2,534,737	0	18,388,849	29,443,284	65,694,307	35,112,361
Excess Revenues & Other Sources Over	31										
(Under) Expenditures/Transfers Out	32	47,150	-589,981	43,251	13,766	-168,970	3,500	349,879	-301,405	17,854,332	-3,270,896
Beginning Fund Balance July 1	33	4,079,796	3,733,205	190,888	214,889	-838,498	441,030	30,737,748	38,559,058	20,704,726	23,975,622
Ending Fund Balance June 30	34	4,126,946	3,143,224	234,139	228,655	-1,007,468	444,530	31,087,627	38,257,653	38,559,058	20,704,726

EXPENDITURES SCHEDULE PAGE 1

Fiscal Year Ending 2020

Fiscal Years

GOVERNMENT ACTIVITIES (A)	(B)	GENERAL (C)	SPECIAL REVENUES (D)	TIF SPECIAL REVENUES (E)	DEBT SERVICE (F)	CAPITAL PROJECTS (G)	PERMANENT (H)	PROPRIETARY (I)	BUDGET 2020 (J)	RE-ESTIMATED 2019 (K)	ACTUAL 2018 (L)
PUBLIC SAFETY											
Police Department/Crime Prevention	1	1,202,759	494,541						1,697,300	1,717,601	1,480,432
Jail	2								0	0	0
Emergency Management	3								0	0	0
Flood Control	4								0	0	0
Fire Department	5	482,533	226,426						708,959	695,818	673,754
Ambulance	6								0	0	0
Building Inspections	7	85,122	29,829						114,951	101,214	194,843
Miscellaneous Protective Services	8								0	0	0
Animal Control	9	6,600							6,600	6,500	6,250
Other Public Safety	10		2,000						2,000	2,600	257,529
TOTAL (lines 1 - 10)	11	1,777,014	752,796				0		2,529,810	2,523,733	2,612,808
PUBLIC WORKS											
Roads, Bridges, & Sidewalks	12		601,198						601,198	542,847	518,378
Parking - Meter and Off-Street	13								0	0	0
Street Lighting	14	125,000							125,000	122,000	123,200
Traffic Control and Safety	15	104,776	15,278						120,054	77,167	69,697
Snow Removal	16		223,887						223,887	213,130	177,119
Highway Engineering	17								0	0	0
Street Cleaning	18	38,181	34,481						72,662	69,743	44,629
Airport (if not Enterprise)	19		228,024						228,024	149,126	83,025
Garbage (if not Enterprise)	20	207,315							207,315	256,000	205,310
Other Public Works	21	37,077	266,362						303,439	254,892	220,333
TOTAL (lines 12 - 21)	22	512,349	1,369,230				0		1,881,579	1,684,905	1,441,691
HEALTH & SOCIAL SERVICES											
Welfare Assistance	23	9,950							9,950	9,950	9,950
City Hospital	24								0	0	0
Payments to Private Hospitals	25								0	0	0
Health Regulation and Inspection	26								0	0	0
Water, Air, and Mosquito Control	27	20,600							20,600	29,000	27,500
Community Mental Health	28								0	0	0
Other Health and Social Services	29	26,685							26,685	26,185	12,280
TOTAL (lines 23 - 29)	30	57,235	0				0		57,235	65,135	49,730
CULTURE & RECREATION											
Library Services	31								0	0	0
Museum, Band and Theater	32	24,150	837						24,987	23,928	33,827
Parks	33	807,809	62,910						870,719	857,265	240,035
Recreation	34	202,608	25,062						227,670	224,181	30,703
Cemetery	35	268,918	59,120						328,038	228,633	280,077
Community Center, Zoo, & Marina	36	299,938	55,100						355,038	352,135	324,850
Other Culture and Recreation	37	9,070	2,075						11,145	3,123	235,092
TOTAL (lines 31 - 37)	38	1,612,493	205,104				0		1,817,597	1,689,265	1,144,584

EXPENDITURES SCHEDULE PAGE 2

Fiscal Year Ending 2020

Fiscal Years

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GOVERNMENT ACTIVITIES CONT.		GENERAL	SPECIAL	TIF	DEBT	CAPITAL	PERMANENT	PROPRIETARY	BUDGET	RE-ESTIMATED	ACTUAL
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	2020	2019	2018
									(J)	(K)	(L)
COMMUNITY & ECONOMIC DEVELOPMENT											
Community Beautification	39								0	0	873
Economic Development	40	65,713	9,645						75,358	68,571	436,002
Housing and Urban Renewal	41								0	0	0
Planning & Zoning	42	89,209	21,001						110,210	118,767	101,278
Other Com & Econ Development	43		130,000						130,000	125,100	318,371
	44										
TOTAL (lines 39 - 44)	45	154,922	160,646	0			0		315,568	312,438	856,524
GENERAL GOVERNMENT											
Mayor, Council, & City Manager	46	62,142	45,875						108,017	100,586	163,215
Clerk, Treasurer, & Finance Adm.	47	51,546	12,662						64,208	63,052	63,025
Elections	48	2,000							2,000	0	1,910
Legal Services & City Attorney	49	17,200							17,200	16,800	20,330
City Hall & General Buildings	50	67,828	8,782						76,610	57,835	58,482
Tort Liability	51								0	0	0
Other General Government	52	66,451	49,929						116,380	113,320	0
TOTAL (lines 46 - 52)	53	267,167	117,248	0			0		384,415	351,593	306,962
DEBT SERVICE											
	54			214,726	603,775				818,501	802,763	600,799
Gov Capital Projects	55					1,480,411			1,480,411	969,900	4,001,825
TIF Capital Projects	56								0	0	0
TOTAL CAPITAL PROJECTS	57	0	0	0		1,480,411	0		1,480,411	969,900	4,001,825
TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	58	4,381,180	2,605,024	214,726	603,775	1,480,411	0		9,285,116	8,399,732	11,014,923
BUSINESS TYPE ACTIVITIES											
Proprietary: Enterprise & Budgeted ISF											
Water Utility	59							1,528,247	1,528,247	1,489,949	1,238,227
Sewer Utility	60							976,136	976,136	1,221,731	999,458
Electric Utility	61							10,764,301	10,764,301	10,665,538	10,899,004
Gas Utility	62								0	0	0
Airport	63								0	0	0
Landfill/Garbage	64								0	0	0
Transit	65								0	0	0
Cable TV, Internet & Telephone	66								0	0	0
Housing Authority	67								0	0	0
Storm Water Utility	68								0	0	0
Other Business Type (city hosp., ISF, parking, etc.)	69								0	0	0
Enterprise DEBT SERVICE	70							1,821,244	1,821,244	2,117,081	3,373,499
Enterprise CAPITAL PROJECTS	71							803,996	803,996	18,947,016	1,247,088
Enterprise TIF CAPITAL PROJECTS	72								0	0	0
TOTAL Business Type Expenditures (lines 59 - 73)	73							15,893,924	15,893,924	34,441,315	17,757,276
TOTAL ALL EXPENDITURES (lines 58+74)	74	4,381,180	2,605,024	214,726	603,775	1,480,411	0	15,893,924	25,179,040	42,841,047	28,772,199
Regular Transfers Out	75	57,500	615,467			1,054,326		2,494,925	4,222,218	22,819,900	6,295,999
Internal TIF Loan / Repayment Transfers Out	76			42,026					42,026	33,360	44,163
Total ALL Transfers Out	77	57,500	615,467	42,026	0	1,054,326	0	2,494,925	4,264,244	22,853,260	6,340,162
Total Expenditures & Fund Transfers Out (lines 75-78)	78	4,438,680	3,220,491	256,752	603,775	2,534,737	0	18,388,849	29,443,284	65,694,307	35,112,361
Ending Fund Balance June 30	79	4,126,946	3,143,224	234,139	228,655	-1,007,468	444,530	31,087,627	38,257,653	38,559,058	20,704,726

* A continuing appropriation is the unexpended budgeted amount from a prior year's capital project. The entry is made on the Con Approps page that must accompany the budget forms if used. SEE INSTRUCTIONS FOR USE.

CITY OF

Webster City

Department of Management

The last two columns will fill in once
the Re-Est forms are completed

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REVENUES DETAIL
Fiscal Year Ending

2020

Fiscal Years

(A)	(B)	GENERAL (C)	SPECIAL REVENUES (D)	TIF SPECIAL REVENUES (E)	DEBT SERVICE (F)	CAPITAL PROJECTS (G)	PERMANENT (H)	PROPRIETARY (I)	BUDGET 2020 (J)	RE-ESTIMATED 2019 (K)	ACTUAL 2018 (L)
REVENUES & OTHER FINANCING SOURCES											
Taxes Levied on Property	1	2,012,254	1,251,168		487,321	0			3,750,743	3,659,683	3,576,225
Less: Uncollected Property Taxes - Levy Year	2								0	0	0
Net Current Property Taxes (line 1 minus line 2)	3	2,012,254	1,251,168		487,321	0			3,750,743	3,659,683	3,576,225
Delinquent Property Taxes	4								0	0	0
TIF Revenues	5			256,752					256,752	233,437	276,998
Other City Taxes:											
Utility Tax Replacement Excise Taxes	6	23,685	14,517		5,602	0			43,804	33,395	14,663
Utility franchise tax (Iowa Code Chapter 364.2)	7								0	0	0
Parimutuel wager tax	8								0	0	0
Gaming wager tax	9								0	0	0
Mobile Home Taxes	10	2,000	1,350		575				3,925	3,915	2,111
Hotel/Motel Taxes	11		100,000						100,000	100,000	169,160
Other Local Option Taxes	12					750,000			750,000	700,000	752,129
Subtotal - Other City Taxes (lines 6 thru 12)	13	25,685	115,867		6,177	750,000			897,729	837,310	938,063
Licenses & Permits	14	124,430							124,430	107,460	220,352
Use of Money & Property	15	197,600	67,965	1,225	2,000	10,000		421,726	700,516	440,933	403,213
Intergovernmental:											
Federal Grants & Reimbursements	16		110,029						110,029	0	2,006
Road Use Taxes	17		1,000,000						1,000,000	1,072,540	1,048,162
Other State Grants & Reimbursements	18	51,533	33,596	0	12,192	0		0	97,321	604,382	299,961
Local Grants & Reimbursements	19	32,300							32,300	32,244	31,120
Subtotal - Intergovernmental (lines 16 thru 19)	20	83,833	1,143,625	0	12,192	0		0	1,239,650	1,709,166	1,381,249
Charges for Fees & Service:											
Water Utility	21							1,890,915	1,890,915	1,811,643	1,850,388
Sewer Utility	22							1,894,685	1,894,685	2,771,189	1,978,950
Electric Utility	23							11,506,016	11,506,016	11,258,197	13,421,226
Gas Utility	24							0	0	0	0
Parking	25							0	0	0	0
Airport	26							0	0	0	0
Landfill/Garbage	27	271,500						0	271,500	270,600	268,584
Hospital	28							0	0	0	0
Transit	29							0	0	0	0
Cable TV, Internet & Telephone	30							0	0	0	0
Housing Authority	31							0	0	0	0
Storm Water Utility	32							0	0	0	0
Other Fees & Charges for Service	33	157,010					3,500		160,510	160,675	203,044
Subtotal - Charges for Service (lines 21 thru 33)	34	428,510	0		0	0	3,500	15,291,616	15,723,626	16,272,304	17,722,192
Special Assessments	35								0	0	0
Miscellaneous	36	698,394	14,385		109,851	125,326		1,236,233	2,184,189	2,435,085	-16,989
Other Financing Sources:											
Regular Operating Transfers In	37	915,124	37,500			1,480,441		1,789,153	4,222,218	22,819,900	6,295,999
Internal TIF Loan Transfers In	38			42,026					42,026	33,360	44,163
Subtotal ALL Operating Transfers In	39	915,124	37,500	42,026	0	1,480,441	0	1,789,153	4,264,244	22,853,260	6,340,162
Proceeds of Debt (Excluding TIF Internal Borrowing)	40								0	35,000,000	1,000,000
Proceeds of Capital Asset Sales	41								0	0	0
Subtotal Other Financing Sources (lines 38 thru 40)	42	915,124	37,500	42,026	0	1,480,441	0	1,789,153	4,264,244	57,853,260	7,340,162
Total Revenues except for beginning fund balance (lines 3, 4, 5, 13, 14, 15, 20, 34, 35, 36, & 41)	43	4,485,830	2,630,510	300,003	617,541	2,365,767	3,500	18,738,728	29,141,879	83,548,639	31,841,465
Beginning Fund Balance July 1	44	4,079,796	3,733,205	190,888	214,889	-838,498	441,030	30,737,748	38,559,058	20,704,726	23,975,622
TOTAL REVENUES & BEGIN BALANCE (lines 42 & 43)	45	8,565,626	6,363,715	490,891	832,430	1,527,269	444,530	49,476,476	67,700,937	104,253,365	55,817,087

LONG TERM DEBT SCHEDULE
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS
PAGE 1

Fiscal Year
2020

City Name: Webster City

Debt Name (A)	Amount of Issue (B)	Type of Debt Obligation (C)	Date Certified to County Auditor (D)	Debt Resolution Number (E)	Principal Due FY 2020 (F)	Interest Due FY 2020 +(G)	Bond Reg./ Paying Agent Fees Due FY 2020 +(H)	Total Obligation Due FY 2020 =(I)	Paid from Funds OTHER THAN Current Year Debt Service Taxes =-(J)	Amount Paid Current Year Debt Service Levy =(K)
(1) 14,915,000 Electric Revenue Bonds, Series 2012 A	14,915,000	NON - GO	May 2012	2012-050	465,000	667,233		1,132,233	1,132,233	0
(2) 3,200,000 Water Revenue Bonds, Series 2012 B	3,200,000	NON - GO	June 2012	2012-062	145,000	59,678		204,678	204,678	0
(3) 1,290,000 GO Corporate Purpose Bond, Series 2010A	1,290,000	GO	November 2010	2010-143	140,000	4,060	0	144,060		144,060
(4) 4,590,000 GO Corporate Bond, Series 2016A	4,590,000	GO	June, 2016	2016-079	265,000	83,863	0	348,863		348,863
(5) 3,900,000 Sewer Revenue Bonds, Series 2000	3,900,000	NON - GO	January, 2000	2000-19	274,000	4,795		278,795	278,795	0
(6) Gourley Minor Subdivision	450,001	NON - GO	November, 2006	2002-113	13,281			13,281	13,281	0
(7) Mitchell Machine TIF	73,200	NON - GO	December, 2010	2008-45	5,032			5,032	5,032	0
(8) Town & Country TIF	150,000	NON - GO	July, 2011	2011-83	15,000			15,000	15,000	0
(9) First State Bank TIF	150,000	NON - GO	December, 2011	2012-63	15,000			15,000	15,000	0
(10) Fareway TIF	7,000	NON - GO	December 2018	2018-185	7,000			7,000	7,000	0
(11) WCF Financial Bank TIF	67,000	NON - GO	December 2018	2018-186	67,000			67,000	67,000	0
(12) 2013 Fairmeadow URA-Sewer Advance	8,000	NON - GO	December 2018	2018-186	8,000			8,000	8,000	0
(13) SDK Enterprises TIF	13,000	NON - GO	December 2018	2018-187	13,000			13,000	13,000	0
(14) KTJ261, LLC (Shopko) TIF	70,000	NON - GO	December 2018	2018-188	70,000			70,000	70,000	0
(15) Webster City Custom Meats TIF	5,500	NON - GO	December 2018	2018-189	5,500			5,500	5,500	0
(16) Ridge Development Co, LLC	15,000	NON - GO	December 2018	2018-190	15,000			15,000	15,000	0
(17) USDA REDLG Pass-Thru Loan	1,000,000	NON - GO	July, 2016	2016-106	100,840			100,840	100,840	0
(18) Community Center Revenue Note-Fuller Hall	2,600,000	NON - GO	February 2005		58,670	\$1,182		109,852	109,852	0
(19) USDA REDLG Pass-Thru Loan	1,000,000	NON - GO	December, 2017	2017-092	100,840			100,840	100,840	0
(20)		NO SELECTION						0		0
(21) SWIMMING POOL		NO SELECTION						0		0
(22) FIRE TRUCKS		NO SELECTION						0		0
(23)		NO SELECTION						0		0
(24)		NO SELECTION						0		0
(25)		NO SELECTION						0		0
(26)		NO SELECTION						0		0
(27)		NO SELECTION						0		0
(28)		NO SELECTION						0		0
(29)		NO SELECTION						0		0
(30)		NO SELECTION						0		0
NOT ENOUGH DEBT SERVICE PAYMENT BUDGETED (Line 54 + Line 70 on EXP P2)			TOTALS		1,783,163	870,811	0	2,653,974	2,161,051	492,923

RESOLUTION NO. 2019 -

**ADOPTING, FOLLOWING NOTICE AND HEARING, THE 2019-2020 OPERATING
BUDGET AND CERTIFICATION OF CITY TAXES FOR THE FISCAL YEAR
ENDING JUNE 30, 2020 FOR THE CITY OF WEBSTER CITY, IOWA.**

WHEREAS, a recommended operating budget for 2019-2020 was discussed by the City Council on February 11, 2019 and a public hearing was held on March 4, 2019.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Webster City, Iowa that the annual operating budget for the fiscal year ending June 30, 2020, is hereby approved and adopted.

Passed and adopted this 4th day of March, 2019.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk



MEMORANDUM

TO: Interim City Manager
Mayor and City Council

FROM: Karyl Bonjour, City Clerk

DATE: February 27, 2019

RE: Liquor Licenses

SUMMARY: Beer and Liquor Licenses issued by the Iowa Alcohol Beverage Division require local endorsement by each City for Business Establishments and Organizations/Events. Prior to the endorsement by the City Clerk, the City Council needs to approve new or renewal of licenses as an agenda item at a City Council Meeting.

PREVIOUS COUNCIL ACTION: On February 4, 2019, City Council approved the annual renewal of a Class B Beer Permit, Outdoor Service and Sunday Sales for the Hamilton County Fairgrounds (1200 Bluff Street). On February 18, 2019, City Council approved the annual renewal of a Class B Beer Permit, Outdoor Service and Sunday Sales for the Hamilton County Speedway (TTMM Promotions, LLC), 1200 Bluff Street.

BACKGROUND/DISCUSSION: Since the approval of the above renewals, I have been contacted by both license holders in regard to changes being requested on their licenses as follows:

Hamilton County Fairgrounds: They are in the planning stages of having additional entertainment on the Fairgrounds during the Hamilton County Fair, but not in the buildings approved for their license. However, they do have the Outdoor Service Privilege, which would cover the area in which they would like to have an outdoor "Beer Garden" during those events that would have discernable boundaries and where Fairground personnel will be stationed at the entrance and the exits from the area. I have visited with Police Chief Mork and he has no objections and I have also visited with Fire Chief Stansfield and he has no objections as long as the area is inspected by the Fire Department and the number of exits needed are in place. This will only take place a couple nights during the fair week. They will have portable toilets available within the boundaries as well, or those in attendance would also be able to leave the area to use other public restrooms on the Fairgrounds but no alcohol beverages will be allowed outside of the marked area. This is for your information only, no additional approval is needed, but wanted you to be aware that they have inquired about what needs to be done to provide this space.

Hamilton County Speedway (TTMM Promotions, LLC): The Hamilton County Speedway has made some changes to their license request, which entails applying for a

new license. That is on the agenda for your approval this evening. They have now included the VIP Booth in their license area as well and have requested a Class C Liquor License, Outdoor Service and Sunday Sales. This would enable the personnel of the Speedway to set up an area within the VIP Booth to serve alcoholic beverages. This would be an option to those who rent the VIP Booth at the weekly races and special events if they wanted this included in the rental. I have visited with Police Chief Mork regarding this request and he has no objections at this time.

SUMMARY: Hamilton County Speedway has changed their Beer/Liquor license request to include the following: Class C Liquor License, Outdoor Service and Sunday Sales, thus needing to be presented to Council for approval due to the change. The initial request for the renewal of their Class B Beer Permit, Outdoor Service and Sunday Sales is null and void upon approval of the new request. No action is needed on the license for the Hamilton County Fairgrounds as their current license will cover the additional plans they discussed with the City Clerk.

FINANCIAL IMPLICATIONS: A small portion of the license fee paid to the Iowa Department of Commerce for Beer/Liquor licenses is returned to the City depending on the type of licenses issued.

RECOMMENDATION: Due to the fact that consultation has been made with the Police Chief and Fire Chief and they are aware of the changes to the licenses, approval is recommended for the above requests.

ALTERNATIVE(s): Not approve the change to the license, and have entity continue to operate under previous type of license if they so desire. The license holder could appeal the decision to the Iowa Alcohol Beverages Division as well.

CITY MANAGER COMMENTS: I support the recommendation for these requests.



MEMORANDUM

TO: Interim City Manager
Mayor and City Council

FROM: Planning Director

DATE: February 21, 2019

RE: Third Reading of Ordinance for Continuation of the Self-Supporting
Municipal Improvement District (SSMID)

SUMMARY: Due to the SSMID Petition that was presented to the City Council in December, the City Council held a Public Hearing to consider the continuation of the Self-Supporting Municipal Improvement District.

PREVIOUS COUNCIL ACTION: On April 20, 1998, the City Council approved Ordinance No. 98-1515 designating the original SSMID. It was then renewed 10 years later. It is being requested to be renewed again 20 years after its origin. On January 7, 2019, the City Council set January 28, 2019, for the Public Hearing on the continuation of the Self-Supporting Municipal Improvement District (SSMID). The first reading was approved on January 28th and the second reading was approved on February 4, 2019.

BACKGROUND/DISCUSSION: Property owners in the SSMID pay an extra tax levy each year to be spent on enhancements in the SSMID. Monies have been spent on several downtown improvements including the flower pots, benches, trash containers, sign posts, and plantings included in the 2000 Downtown Improvement Project. The SSMID pays for pigeon control, maintenance of the bump outs and the tree trimming, repair of the downtown kiosks, plants for the flower pots, and Christmas decorations (lighted snowflakes on City's light poles.) A Public Hearing was held on January 28, 2019, with no written or oral objections to renewing the SSMID. The City Council did approve the first and second readings of the ordinance.

FINANCIAL IMPLICATIONS: The SSMID levy must be included in the City's certified budget due in March. The budget will be approved to include the \$3.50 SSMID levy which was approved at the SSMID's Board meeting January 23, 2019.

RECOMMENDATION: Approve the third reading of the attached Ordinance.

CITY MANAGER COMMENTS: I am also recommending the City Council approve the third reading.

ORDINANCE NO. 2019-

An ordinance continuing the Downtown Webster City Self-Supported Municipal Improvement District pursuant to the provisions of Chapter 386, Code of Iowa, and providing for the continuation of a fund and the levy of annual taxes in connection therewith.

WHEREAS, pursuant to Ordinance No. 98-1515, adopted on April 20, 1998, the City of Webster City, in Hamilton County, State of Iowa, as authorized by Chapter 386, Code of Iowa (the "Act"), created a self-supported municipal improvement district, as defined in the Act, in the City; and

WHEREAS, a petition has been filed asking the City Council to continue the Downtown Webster City Self-Supported Municipal Improvement District (the "District") for another ten years, in accordance with the Act, to continue a capital improvement fund with respect to the District and to levy an annual tax for that fund, in accordance with the Act; and

WHEREAS, the petition was in all ways in complete compliance with the provisions of the Act; and

WHEREAS, upon receipt of such petition, the City Council did refer the petition to the City Planning and Zoning Commission in accordance with the Act, with instructions to such commission to prepare an evaluative report for the Council on the merits and feasibility of the project proposed in the petition; and

WHEREAS, the City Planning and Zoning Commission has filed with the City Council such evaluative report on the merits and feasibility of the project proposed in the petition, all in accordance with the Act; and

WHEREAS, subsequent to the filing of the report, the Council did set the 28th of January, 2019, at 6:05 p.m., at the Council Chambers, City Hall, in the City, as the time and place for a meeting at which it proposed to take action for the continuation of the District and did in accordance with the Act publish notice of such meeting as provided in Section 362.3 of the Code of Iowa, and the Clerk did mail written notice of such meeting to each owner of property within the District, which notice was mailed to such property owners by certified mail not less than fifteen days before such meeting; and

WHEREAS, at that time and place, the Council did meet and hear owners of property in the District or residents of the City desiring to express their views with respect to the continuation of the Proposed District; and

WHEREAS, no petition has been filed with the City Clerk containing the signatures of at least 40 percent of all owners of property within the District or signatures which together represent ownership of property with an assessed value of 40 percent or more of the assessed value of all property within the District seeking to have the entire matter of continuing the District withdrawn from Council consideration;

NOW, THEREFORE, BE IT ENACTED by the Council of the City of Webster City, Iowa, as follows:

Section 1. There shall be and there is hereby continued in the City a self-supported municipal improvement district, as defined in the Act, the name of which shall continue to be the "Downtown Webster City Self-Supported Municipal Improvement District" (sometimes hereinafter referred to as the "District"), the purposes of which District continue to be the undertaking of actions and the design and construction of any and all improvements, and the performance of administration of the District, as authorized by the Act.

Section 2. The District shall continue to include property in the City described as follows:

Lots 1 and 2, Block 73, West Newcastle Addition,
Lots 1 through 8, Block 80, West Newcastle Addition,
Lots 1 through 8, Block 81, West Newcastle Addition,
Lots 1 and 8, Block 82, West Newcastle Addition,
Lots 1 through 5, Block 88, West Newcastle Addition,
Lots 1 through 5, Block 89, West Newcastle Addition,
Lots 1 through 5, Block 90, West Newcastle Addition,
Lots 1 through 5, Block 91, West Newcastle Addition,
Lot 6, Block 88, Dubuque and Pacific Railroad Addition,
Lots 7 and 8 except the S 66' of Lot 8 & the S 66' of the W 31' of Lot 7, Block 88, Dubuque and Pacific Railroad Addition,
Lots 6 through 8, Block 89, Dubuque and Pacific Railroad Addition,
Lots 6 through 8, Block 90, Dubuque and Pacific Railroad Addition,
Lots 6 through 8, Block 91, Dubuque and Pacific Railroad Addition,
Lots 9 through 16, Block 96, Dubuque and Pacific Railroad Addition,
Lots 1 through 9, Block 97, Dubuque and Pacific Railroad Addition,

Section 3. It is hereby found and determined that the owners of all of the property within the District have a present and potential benefit from the condition, development and maintenance of the District and that all of the property within the District is related by virtue of its location within an area of the City zoned for commercial use.

Section 4. Pursuant to the provisions of the Act, there is hereby continued a capital improvement fund for the District, known as the "Downtown Webster City Self-Supported Municipal Improvement District Capital Improvement Fund" (and is hereinafter referred to as the "Capital Improvement Fund"), for which Capital Improvement Fund the City may certify taxes (the "Capital Improvement Fund Tax") each year, commencing with the levy of taxes for collection in the fiscal year beginning July 1, 2019, and continuing for 9 additional fiscal years, at a rate not to exceed \$5.00 per thousand dollars of taxable valuation, to be levied against all of the Property in the District, in addition to all other taxes, for the purpose of accumulating moneys for the financing or payment of a part or all of the cost of any "improvements", as defined in the Act.

Section 5. There is hereby established a Downtown Webster City Self-Supported Municipal Improvement District Coordination Committee (the "Committee"). All owners of real

property located within the District shall automatically be members of the Committee. The Committee shall operate under such rules as may be established by the Committee, which shall include the formation of an executive board (the "Executive Board") to govern the Committee and its activities.

Section 6. There shall be disbursed annually all amounts collected in the Capital Improvement Fund for one or more of the following purposes, at such times, in such amounts and under such conditions as shall be recommended to the City Council by the Executive Board of the Downtown Webster City Self-Supported Municipal Improvement District Coordination Committee:

- a. Constructing and maintaining sidewalk and curb and gutter improvements within the District;
- b. Constructing other improvements and performing maintenance intended to enhance the District.

Section 7. Notwithstanding the fact that the District is located within the boundaries of the Riverview Urban Renewal/Tax Increment Finance Area, an amount of funds which would be derived from the annual levy of the Capital Improvement Fund Tax against property within the District if the District were not located within such Tax Increment Area shall be provided annually by the City and the City shall take all actions necessary to accomplish this purpose, including, if necessary, allocation of a portion of the incremental property taxes which are attributable to properties within the District, to the extent permitted by law.

Section 8. From and after the effective date of this ordinance, the City Clerk shall cause a copy of this ordinance to be filed in the office of the County Recorder of Hamilton County.

Section 9. All ordinances or parts of ordinances in conflict herewith are hereby repealed insofar as the conflicting portions thereof are concerned.

Section 10. The invalidity of any section, clause, sentence, or provision of this ordinance shall not affect the validity of any other part of this ordinance, which can be given effect without such invalid part or parts.

Section 11. This ordinance shall be in full force and effect upon its passage and publication, according to the laws of the State of Iowa.

Passed and approved the _____ day of _____, 2019

John Hawkins, Mayor

Attest:

Karyl Bonjour, City Clerk



MEMORANDUM

TO: Interim City Manager
Mayor and City Council

FROM: Planning Director

DATE: February 21, 2019

RE: Third Reading of Ordinance Amendment Pertaining to Sidewalks,
Chapter 185

SUMMARY: There needs to be clarification in the Municipal Code stating that sidewalk repairs made in the downtown district will be consistent with whatever was taken out.

PREVIOUS COUNCIL ACTION: The City Council approved the first reading of this ordinance on February 4, 2019. Second reading was February 21, 2019.

BACKGROUND/DISCUSSION: During the 2000 Downtown Improvement Project, brick pavers were incorporated in the design of the sidewalks and crosswalks in the streets. A property owner in the downtown area needs to make repairs to his sidewalk and questioned whether or not he had to put the brick design back in. To remain consistent with the downtown area, the bricks do need to be put back in. Therefore, it is suggested that the Council amend the sidewalk ordinance to include verbiage that will make it much easier to enforce. See attached ordinance.

FINANCIAL IMPLICATIONS: N/A

RECOMMENDATION: Approve the third reading of this ordinance.

ALTERNATIVES: The Council could choose not to approve the third reading or offer other suggestions.

CITY MANAGER COMMENTS: I also recommend the City Council approve the third reading.

ORDINANCE NO. 2019 - _____

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES
OF THE CITY OF WEBSTER CITY, IOWA, 1996, BY AMENDING
CHAPTER 185, PERTAINING TO SIDEWALKS.**

BE IT ENACTED by the City Council of the City of Webster City, Iowa, as follows, to-wit:

SECTION 1. SECTION MODIFIED. Chapter 185, Section .10, number 10, of the Code of Ordinances of the City of Webster City, Iowa, 1996, is hereby repealed and the following adopted in lieu thereof:

10. Finish. All sidewalks shall be finished with a “broom” or “wood float” finish, or in the Business District, sidewalks shall be finished back to their pre-repaired or replaced design including, but not limited to, replacing or repairing bricks to the previous design matching adjacent property owners.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed and adopted this _____ day of _____, 2019.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk



MEMORANDUM

TO: Interim City Manager
Mayor and City Council

FROM: Planning Director

DATE: February 25, 2019

RE: Ordinance Amending Chapter 55, General Provisions and
Ordinance Repealing Chapter 141, Junk and Junk Vehicles

SUMMARY: In recent weeks, meetings have taken place between the Police Department, Inspection Department, City Attorney and Interim City Manager regarding the abundance of junk vehicles around the community.

PREVIOUS COUNCIL ACTION: N/A

BACKGROUND/DISCUSSION: With attempts to make headway with the nuisances in Webster City and create a more streamlined procedure, City staff has joined forces. After meetings with the Police Chief, Inspection Department, City Attorney and Interim City Manager, it has been decided that the Police Department will maintain their current policies with junk vehicles on **public** property, and the Inspection Department will now pursue those on **private** property. This is the first step in addressing this matter. We will then need to come up with a plan on storage and disposal after we have the vehicles in our possession. Attached are some pictures of junk vehicles in neighborhoods around the community. These scenarios are creeping up everywhere.

When going through our Municipal Code regarding nuisances and junk vehicles, it was noticed that Chapters 55 and 141 are repetitive and similar in many areas. Therefore, Chapter 55 has been amended to include items from Chapter 141, and Chapter 141 will be deleted, in its entirety, with the attached ordinances.

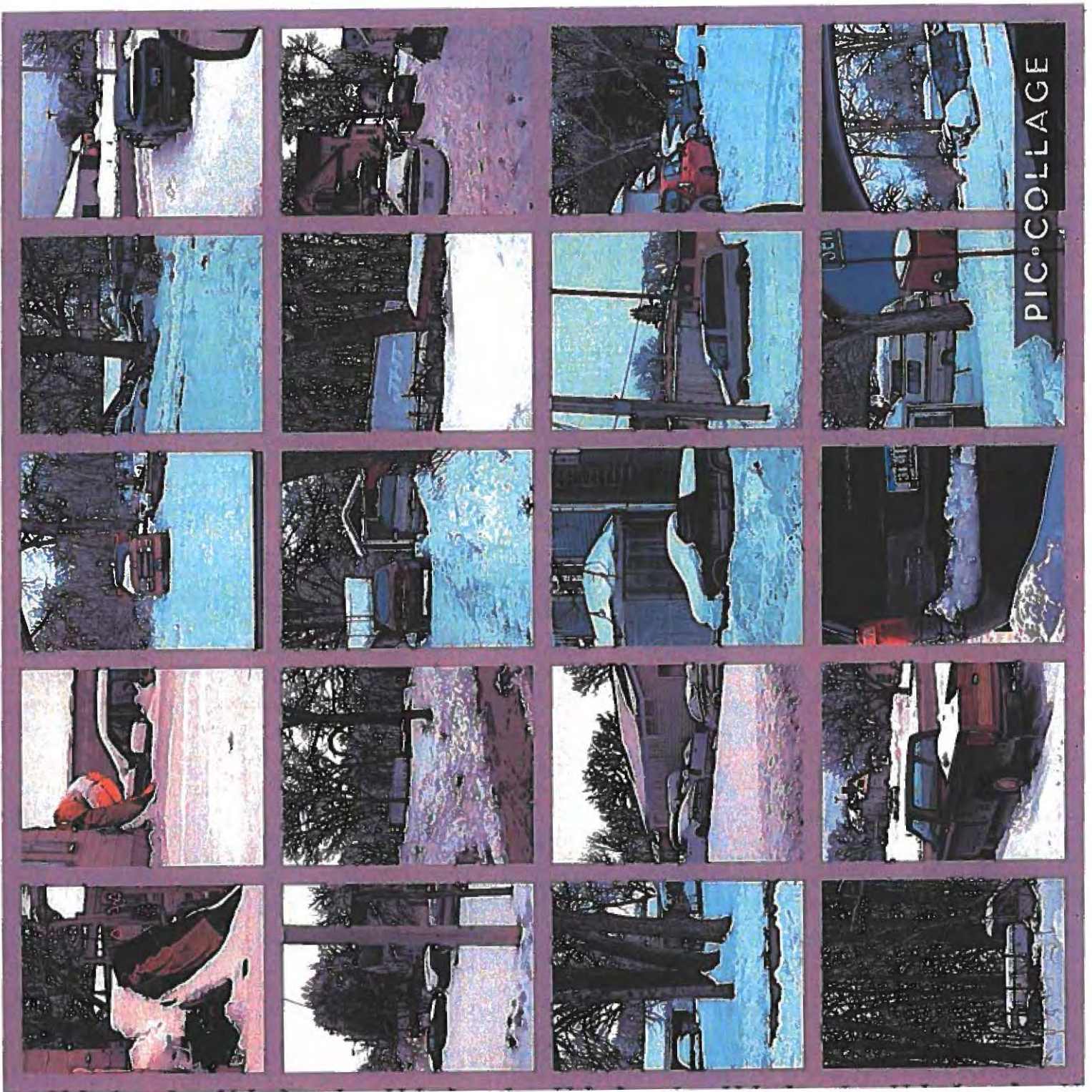
FINANCIAL IMPLICATIONS:

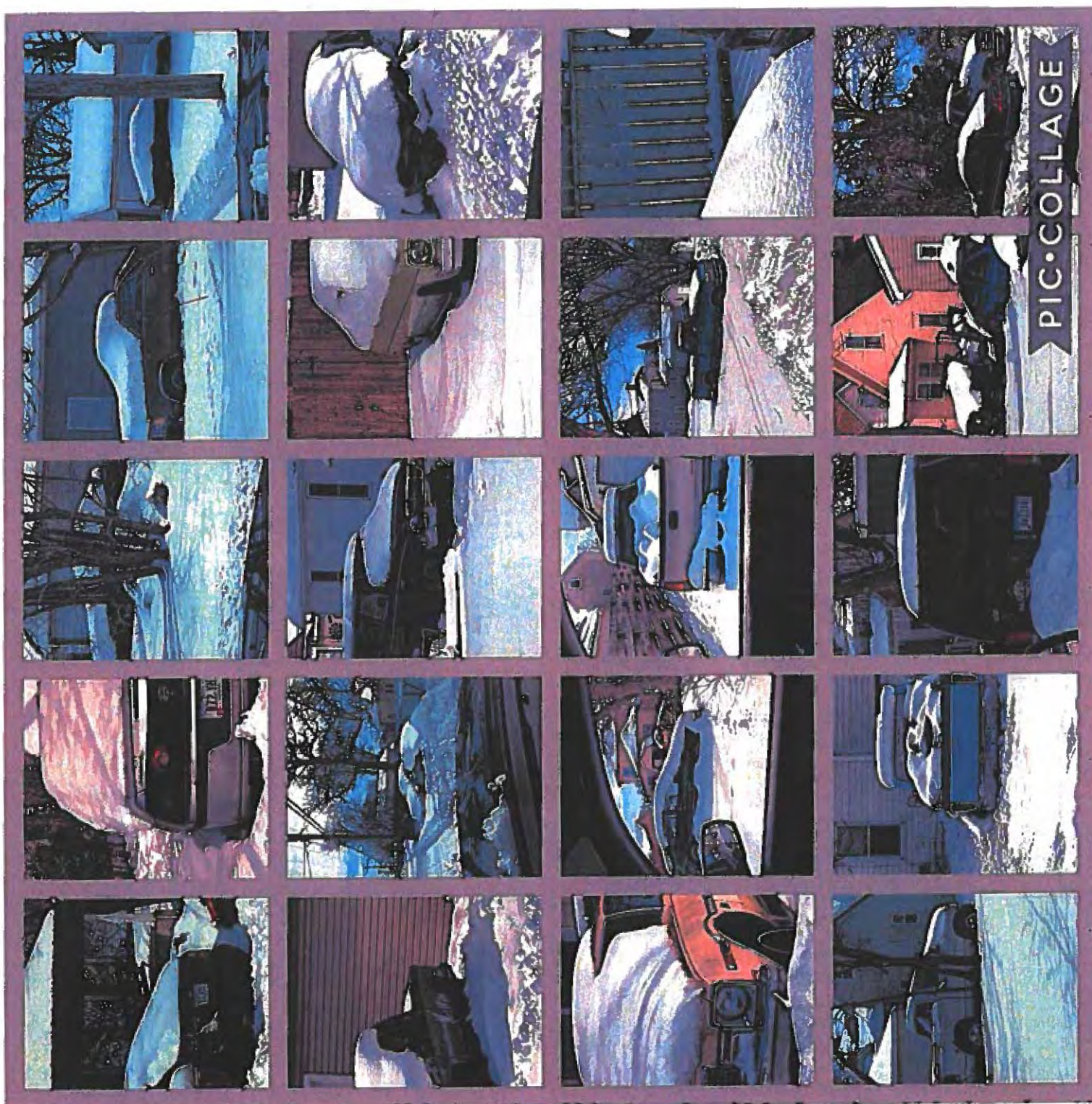
RECOMMENDATION: Approve the first reading of the attached Ordinances.

CITY MANAGER COMMENTS: I support the City Council approving the first reading of these ordinances.











ORDINANCE NO. 2019-_____

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES
OF THE CITY OF WEBSTER CITY, IOWA, 1996, BY AMENDING
CHAPTER 55 TITLE II COMMUNITY PROTECTION: GENERAL
PROVISIONS**

BE IT ENACTED by the City Council of the City of Webster City, Iowa:

SECTION 1. SECTION MODIFIED. Chapter 55: General Provisions of the Code of Ordinances of the City of Webster City, Iowa, 1996, is hereby repealed in part and the following adopted in lieu thereof:

55.01(4). "Inoperable condition" means that the vehicle does not have substantial potential use consistent with its usual function, and includes a vehicle that (a) has a missing or defective part that is necessary for normal operation of the vehicle, or (b) is stored on blocks, jacks or other supports, or elevated in any other way, or (c) has not had a current vehicle license for at least three (3) months, or (d) which cannot be immediately started and moved under its own power, as demonstrated by the owner to a police officer, or its designee.

55.01(5). "Junk" means old or scrap ferrous or non-ferrous metal, including but not limited to iron, steel, brass and copper, rope, rags, batteries, paper, trash, rubber, including tires, debris, waste or junked, dismantled or wrecked motor vehicles or parts of motor vehicles.

55.01(6). "Junk vehicle" means any vehicle licensed, unlicensed or legally placed in storage with the County Treasurer, stored within the corporate limits of the City and which has any of the following characteristics:

G. Storage. Any vehicle used as storage for items such as rags, old rope, batteries, paper, trash bags, machinery, mechanical parts, scrap housing goods, dead plant material or any similar material.

For the purpose of this subsection, "stored" shall not include vehicles situated on the premises of operating auto body shops, vehicle repair shops, service stations or similar commercial businesses, as long as the vehicle does not stay on the premises for more than thirty (30) days.

55.01(11) "Property" means either private or public real property within the corporate limits of the City.

55.01(12) "Side yard corner lots" means the yard area adjacent to the street right-of-way on a corner lot extending from the front yard along the side of the structure to the rear property line.

55.01(13) "Structure" means full enclosed building that does not allow the contents to be viewed from the outside. A structure does not include a car cover or tarp.

55.01(14) "Trailer" means every vehicle without motive power designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that only tongue weight rests upon the towing vehicle.

55.01(15) "Travel trailer" means a vehicle without motive power used or so manufactured or constructed as to permit its being used as a conveyance upon the public streets and highways and designed to permit the vehicle to be used as a place of human habitation by one or more persons. The vehicle may be up to eight (8) feet six (6) inches in width and its overall length shall not exceed forty-five (45) feet unless width and length are in conflict with Chapter 321, Code of Iowa. Such a vehicle shall be customarily or ordinarily used for vacation or recreational purposes and not used as a place for human habitation. If any such vehicle is used in this State as a place for human habitation for more than ninety (90) consecutive days in one location, it shall be classed as mobile home regardless of the size limitations herein provided. "Travel trailer" does not include a vehicle that is so designed as to permit it to be towed exclusively by a motorcycle.

55.01(16) "Unlicensed" means any vehicle which is not displaying a valid current license as required by the laws of the State of Iowa.

55.01(17) "Vehicle" means every device in, upon or by which a person or property is or may be transported or drawn upon a highway or street, excepting devices moved by human power or used exclusively upon stationary rails or tracks, and includes without limitation a motor vehicle, automobile, truck, motorcycle, tractor, buggy, wagon, farm machinery, or any combination thereof.

55.01(18) "Vital component parts" means those parts of the motor vehicle that are essential to the mechanical functioning of the vehicle, including but not limited to, the motor, drive train and wheels.

55.01(19) "Weeds" means noxious or other otherwise, untended vines, brush and scrub bushes, grass and other similar vegetation.

55.02(1) Abandoned Vehicles and Junk Vehicles. Abandoned vehicles and junk vehicles are declared to be a public nuisance creating a hazard to the health and safety of the public because they invite plundering, create fire hazards, attract vermin and present physical dangers to the safety and well being of children and other citizens. The accumulation and outside storage of such vehicles is in the nature of rubbish, litter and unsightly debris and is a blight on the landscape and a detriment to the environment. If any abandoned vehicle or junk vehicle is stored upon private property in violation hereof, the owner or person in control of the property upon which it is stored shall be prima facie liable for said violation.

55.02A EXCEPTIONS TO DECLARATION OF NUISANCES. The provisions of this chapter do not apply to any junk or junk vehicle stored within:

1. Structure: A garage or other enclosed structure; or
2. Salvage Yard. An auto salvage yard or junk yard lawfully operating within the City, in accordance with the Code of Iowa and the Code of Ordinances of the City of Webster City, Iowa.

55.03 NUISANCES PROHIBITED. The creation or maintenance of a nuisance is prohibited, and a nuisance, public or private, may be abated in the manner provided for in Chapter 56 of this Code of Ordinances, or may be subject to a Municipal Infraction as provided for in Chapter 9 of this Code of Ordinances.

55.06 APPLICABILITY. The requirements in Sections 55.04 and 55.05 shall apply to the administration of any nuisance as defined in this Code of Ordinances, including those described in Chapter 55 (General Provisions), 56 (Administrative Procedure), 57 (Destruction of Noxious Weeds and Mowing of Grass), 58 (Chronic Nuisances) 128 (Signs), 140 (Abandoned Vehicles), 142 (Tree and Shrubbery), 143 (Real Property Abandonment and Vacancy) and 185 (Regulations).

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and adopted this _____ day of _____, 2019, and approved this _____ day of _____, 2019.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl Bonjour, City Clerk

ORDINANCE NO. 2019- _____

**AN ORDINANCE REPEALING THE CODE OF ORDINANCES OF
THE CITY OF WEBSTER CITY, IOWA, 1996, BY REPEALING
CHAPTER 141 PERTAINING TO JUNK AND JUNK VEHICLES**

BE IT ENACTED by the City Council of the City of Webster City, Iowa, as follows, to-wit:

SECTION 1. SECTION REPEALED. Chapter 141 of the Code of Ordinances of the City of Webster City, Iowa, 1996, pertaining to Junk and Junk Vehicles is hereby repealed.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed and adopted this _____ day of _____, 2019.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk



MEMORANDUM

TO: Interim City Manager
Mayor and City Council

FROM: Karyl Bonjour, City Clerk

DATE: February 27, 2019

RE: Farmland Lease

SUMMARY: The City of Webster City owns a few parcels of land that are bid out for lease generally to farmers looking for extra acres.

PREVIOUS COUNCIL ACTION: The Council has entered into farm leases with various tenants for parcels of land owned by the City of Webster City over the past several years.

BACKGROUND/DISCUSSION: The City of Webster City has acquired land for the future site of a new Wastewater Treatment Plant located in Lot 1, Shai's Second Addition (56.97 acres, 55 tillable). This site will probably not be utilized for this purpose in the immediate future, so it was decided to offer this parcel for lease in the interim. There is also a parcel (5.9) acres located West of Beach Street and South of ICCC that is again available for this purpose. The parcels would be bid out separately and term of the lease would be for three years (2019, 2020, & 2021 seasons). Advertisements for this land were placed in the Daily Freeman Journal on January 28, 29 and February 1, 2019 and as a courtesy, letters with bid forms were also mailed to those who have previously placed bids on City land in the past whose information we had on file. Sealed bids were to be turned in to the City Clerk's Office by 4:00 p.m. on Wednesday, February 20, 2019. On that date, City Staff (Interim City Manager/Recreation and Public Grounds Director Kent Harfst, Deputy City Clerk Ann Smith and City Clerk Karyl Bonjour) opened bids and tallied them on a Bid Tab Sheet (attached) for each parcel.

SUMMARY: Six bids were received on the parcel located in Lot 1, Sahai's Second Addition, of which Wayne Johnson was high bidder at \$261.00 per acre. Seven bids were received on the parcel located West of Beach Street and South of ICCC, of which Wayne Johnson was high bidder at \$262.00 per acre. The lease agreements will be drafted by the City Attorney and executed upon approval by City Council.

FINANCIAL IMPLICATIONS: Leasing these parcels will generate \$15,900.80 per year with \$8,070.80 going into the General Fund and \$7,830.00 going into the Electric Fund.

RECOMMENDATION: Approve Farm Lease Agreement(s) between the City of Webster City and Wayne Johnson, generating income on land that would otherwise sit idle.

ALTERNATIVE(s): Choose not to execute Farm Lease Agreement, re-bid the parcels or not offer the parcels at all for this purpose.

**BID TAB for February 20, 2019 - Bid Opening 4:00 p.m.
for City of Webster City - 56.97 (55 tillable) acres, Lot 1, Sahal's Second Addition**

Bid per acre

Bid received	Date	2-8-19	2-18-19	2-11-19	2-20-19	2-20-19	2-15-19
	Time	1:25 pm	1:00 pm		11 am	8:30 am	mail
Name		Loran Seiser	Darrel Hay	Travis Wearda	Bradley R. Schmidt	TJ Clausen	Adam Richardson
BID PER ACRE		190.00	—	240.00	252.00	201.00	225.00

**BID TAB for February 20, 2019 - Bid Opening 4:00 p.m.
for City of Webster City - 56.97 (55 tillable) acres, Lot 1, Sahai's Second Addition**

Bid per acre

Bid received	Date	2-20-19					
	Time	2:23 pm					
Name	Wayne Johnson						
BID PER ACRE	261.00						

**BID TAB for February 20, 2019 - Bid Opening 4:00 p.m.
for City of Webster City - 5.9 acres West of Beach & South of ICCC**

Bid per acre

Bid received	Date	2-8-19	2-18-19	2-11-19	2-20-19	2-20-19	2-15-19
	Time	11:25 pm	1:00 pm		11 am	8:30 am	noon
Name		Loran Seiser	Darrel Hay	Travis Wearda	Bradley R. Schmidt	TJ Clausen	Adam Richardson
BID PER ACRE		125.00	261.00	190.00	232.00	201.00	115.00

**BID TAB for February 20, 2019 - Bid Opening 4:00 p.m.
for City of Webster City - 5.9 acres West of Beach & South of ICC**

Bid per acre

Bid received	Date	2-20-19					
	Time	2:23 pm					
Name	Wayne Johnson						
BID PER ACRE	262.00						

FARM LEASE - CASH OR CROP SHARES

THIS LEASE ("Lease") is made between **City of Webster City, Iowa** ("Landlord"), whose address for the purpose of this Lease is PO Box 217, Webster City, Iowa 50595 and **Wayne Johnson** ("Tenant"), whose address for the purpose of this Lease is 2355 Estes Avenue, Webster City, Iowa 50595.

THE PARTIES AGREE AS FOLLOWS:

1. PREMISES AND TERM. Landlord leases to Tenant the following real estate situated in HAMILTON County, Iowa (the "Real Estate"):

Lot 1, Sahai's Second Addition in Webster City, Iowa. Said tract is located in the East 1/2 of Section 7, lying South of U.S. Highway #20 and South and West of the Railroad right-of-way; and also that part of the SW 1/4 of Section 8, lying West of said Railroad right-of-way and North and West of the center of the Boone River, all in Township 88 North, Range 25 West of the 5th P.M., being within the Corporate Limits of Webster City, Iowa, per Plat Cabinet A, Slide B111, page 1 filed on March 23, 2018, containing 56.97 acres.,

and containing **55 tillable acres**, more or less, with possession by Tenant for a term of 3 year(s) to commence on March 1, 2019, and end on February 28, 2022. The Tenant has had or been offered an opportunity to make an independent investigation as to the acres and boundaries of the premises. In the event that possession cannot be delivered within fifteen (15) days after commencement of this Lease, Tenant may terminate this Lease by giving the Landlord notice in writing.

2. RENT. Tenant shall pay to Landlord as rent for the Real Estate (the "Rent"):

a. Total annual cash rent of **\$14,355.00** payable, unless otherwise agreed, as follows:

\$7,177.50 on March 1, 2019 and \$7,177.50 on December 1, 2019, and the same each year thereafter for the term of this lease.

All Rent is to be paid to Landlord at the address above or at such other place as Landlord may direct in writing. Rent must be in Landlord's possession on or before the due date. Participation of this farm in any offered program by the U.S. Department of Agriculture or any state for crop production control or soil conservation, the observance of the terms and conditions of this program, and the division of farm program payments, requires Landlord's consent. Payments from participation in these programs shall be divided 0% Landlord 100% Tenant. Governmental cost-sharing payments for permanent soil conservation structures shall be divided 0% Landlord 100% Tenant. Crop disaster payments shall be divided 0% Landlord 100% Tenant.

3. LANDLORD'S LIEN AND SECURITY INTEREST. As security for all sums due or which will become due from Tenant to Landlord, Tenant hereby grants to Landlord, in addition to any statutory liens, a security interest as provided in the Iowa Uniform Commercial Code and a contractual lien in all crops produced on the premises and the proceeds and products thereof, all contract rights concerning such crops, proceeds and/or products, all proceeds of insurance collected on account of destruction of such crops, all contract rights and U.S. government and/or state agricultural farm program payments in connection with the above

described premises whether such contract rights be payable in cash or in kind, including the proceeds from such rights, and any and all other personal property kept or used on the real estate that is not exempt from execution. Tenant shall also sign any additional forms required to validate the security interest in government program payments.

Tenant shall not sell such crops unless Landlord agrees otherwise. Tenant shall notify Landlord of Tenant's intention to sell crop at least three (3) business days prior to sale of the crop (with business days being described as Monday through Friday, except any Iowa or federal holidays). Tenant shall pay the full rent for the crop year in which the crop is produced, whether due or not, at the time of sale pursuant to Landlord's consent to release Landlord's security interests. Upon payment in full Landlord shall release Landlord's lien on the crop produced in that crop year on the premises. The parties agree that by the Landlord releasing the lien as to the crop in one year, the Landlord in no way releases the lien or agrees to release the lien in any prior or subsequent year.

Tenant shall sign and deliver to Landlord a list of potential buyers of the crops upon which Landlord has been granted a security interest in this lease. Unless Landlord otherwise consents, Tenant will not sell these crops to a buyer who is not on the potential list of buyers unless Tenant pays the full rent due for the crop year to the Landlord at or prior to the date of sale. Landlord may give notice to the potential buyers of the existence of this security interest.

Landlord is further granted the power, coupled with an interest, to sign on behalf of Tenant as attorney-in-fact and to file one or more financing statements under the Iowa Uniform Commercial Code naming Tenant as Debtor and Landlord as Secured Party and describing the collateral herein specified. Tenant consents to the financing statement being filed immediately after execution of this Lease.

4. INPUT COSTS AND EXPENSES. Tenant shall prepare the Real Estate and plant such crops in a timely fashion as may be directed by Landlord. Tenant shall only be entitled to pasture or till those portions of the Real Estate designated by Landlord. All necessary machinery and equipment, as well as labor, necessary to carry out the terms of this lease shall be furnished by and at the expense of the Tenant. The following materials, in the amounts required by good husbandry, shall be acquired by Tenant and paid for by the parties as follows:

	% Landlord	% Tenant
(1) Commercial Fertilizer	0	100
(2) Lime and Trace Minerals	0	100
(3) Herbicides	0	100
(4) Insecticides	0	100
(5) Seed	0	100
(6) Seed cleaning	0	100
(7) Harvesting and/or Shelling Expense	0	100
(8) Grain Drying Expense	0	100
(9) Grain Storage Expense	0	100
(10) Other	0	100

Tenant agrees to furnish, without cost, all labor, equipment and application for all fertilizer, lime, trace minerals and chemicals.

5. PROPER HUSBANDRY; HARVESTING OF CROPS; CARE OF SOIL, TREES, SHRUBS AND GRASS. Tenant shall farm the Real Estate in a manner consistent with good husbandry, seek to obtain the best crop production that the soil and crop season will permit, properly care for all growing crops in a manner consistent with good husbandry, and harvest all crops on a timely basis. In the event Tenant fails to do so, Landlord reserves the right, personally or by designated agents, to enter upon the Real Estate and properly care for and harvest all growing crops, charging the cost of the care and harvest to the Tenant, as part of the Rent. Tenant shall timely control all weeds, including noxious weeds, weeds in the fence rows, along driveways and around buildings throughout the premises. Tenant shall comply with all terms of the conservation plan and any other required environmental plans for the leased premises. Tenant shall do what is reasonably necessary to control soil erosion including, but not limited to, the maintenance of existing watercourses, waterways, ditches, drainage areas, terraces and tile drains, and abstain from any practice which will cause damage to the Real Estate.

Upon request from the Landlord, Tenant shall by August 15 of each lease year provide to the Landlord a written listing showing all crops planted, including the acres of each crop planted, fertilizers, herbicides and insecticides applied showing the place of application, the name and address of the applicator, the type of application and the quantity of such items applied on the lease premises during such year.

Tenant shall distribute upon the poorest tillable soil on the Real Estate, unless directed otherwise by Landlord, all of the manure and compost from the farming operation suitable to be used. Tenant shall not remove from the Real Estate, nor burn, any straw, stalks, stubble, or similar plant materials, all of which are recognized as the property of Landlord. Tenant may use these materials, however, upon the Real Estate for the farming operations. Tenant shall protect all trees, vines and shrubbery upon the Real Estate from injury by Tenant's cropping operation or livestock.

Tenant shall maintain accurate yield records for the real estate, and upon request, during or after lease term, shall disclose to Landlord, all yield base information required for participation in government program

6. ENVIRONMENTAL.

a. Landlord. To the best of Landlord's knowledge to date:

i) Neither Landlord nor, Landlord's former or present tenants, are subject to any investigation concerning the premises by any governmental authority under any applicable federal, state, or local codes, rules, and regulations pertaining to air and water quality, the handling, transportation, storage, treatment, usage, or disposal of toxic or hazardous substances, air emissions, other environmental matters, and all zoning and other land use matters.

ii) Any handling, transportation, storage, treatment, or use of toxic or hazardous substances that has occurred on the premises has been in compliance with all applicable federal, state, and local codes, rules, and regulations.

iii) No leak, spill release, discharge, emission, or disposal of toxic or hazardous substances has occurred on the premises.

iv) The soil, groundwater, and soil vapor on or under the premises is free of toxic or hazardous substances except for chemicals (including without limitation

fertilizer, herbicides, insecticides) applied in conformance with good farming methods, applicable rules and regulations and the label directions of each chemical.

Landlord shall hold Tenant harmless against liability for removing solid waste disposal sites existing at the execution of this Lease, with the exception that Tenant shall be liable for removal of solid waste disposal sites to the extent that the Tenant created or contributed to the solid waste disposal site at any time.

Landlord shall assume liability and shall indemnify and hold Tenant harmless against any liability or expense arising from any condition which existed, whether known or unknown, at the time of execution of the lease which is not a result of actions of the Tenant or which arises after date of execution but which is not a result of actions of the Tenant.

Landlord shall disclose in writing to Tenant the existence of any known wells, underground storage tanks, hazardous waste sites, and solid waste disposal sites. Disclosure may be provided by a properly completed groundwater hazard statement to be supplemented if changes occur.

b. Tenant. Tenant shall comply with all applicable environmental laws concerning application, storage and handling of chemicals (including, without limitation, herbicides and insecticides) and fertilizers. Tenant shall apply any chemicals used for weed or insect control at levels not to exceed the manufacturer's recommendation for the soil types involved. Farm chemicals may not be stored on the premises for more than one year. Farm chemicals for use on other properties may not be stored on this property. Chemicals stored on the premises shall be stored in clearly marked, tightly closed containers. No chemicals or chemical containers will be disposed of on the premises. Application of chemicals for agricultural purposes per manufacturer's recommendation shall not be construed to constitute disposal.

Tenant shall employ all means appropriate to insure that well or ground water contamination does not occur, and shall be responsible to follow all applicator's licensing requirements. Tenant shall install and maintain safety check valves for injection of any chemicals and/or fertilizers into an irrigation system (injection valve only, not main well check valve). Tenant shall properly post all fields (when posting is required) whenever chemicals are applied by ground or air. Tenant shall haul and spread all manure on appropriate fields at times and in quantities consistent with environmental protection requirements. Tenant shall not dispose of waste oil, tires, batteries, paint, other chemicals or containers anywhere on the premises. Solid waste may not be disposed of on the premises. Dead livestock may not be buried on the premises. If disposal of solid waste or burial of dead animals is permitted as stated in the previous two sentences, the disposal or burial shall be in compliance with all applicable environmental laws. Tenant shall not use waste oil as a means to suppress dust on any roads on or near the premises. No underground storage tanks, except human waste septic systems that meet current codes, rules, and regulations, shall be maintained on the premises.

Tenant shall immediately notify Landlord of any chemical discharge, leak, or spill which occurs on premises. Tenant shall assume liability and shall indemnify and hold Landlord harmless for any claim or violation of standards which results from Tenant's use of the premises. Tenant shall assume defense of all claims, except claims resulting from Landlord's negligence, in which case each party shall be responsible for that party's defense of any claim. After termination, Tenant shall remain liable for violations which occurred during the term of this

Lease.

In the absence of selection of an alternative where choices are provided in this paragraph 8b, the choice of the word "may" shall be presumed unless that presumption is contrary to applicable environmental laws and regulations.

7. TERMINATION OF LEASE. This Lease shall automatically renew upon expiration from year-to-year, upon the same terms and conditions unless either party gives due and timely written notice to the other of an election not to renew this Lease. If renewed, the tenancy shall terminate on March 1 of the year following, provided that the tenancy shall not continue because of an absence of notice in the event there is a default in the performance of this Lease. All notices of termination of this Lease shall be as provided by law. This Lease may also be terminated in accordance with Paragraph 24 below.

8. POSSESSION AND CONDITION AT END OF TERM. At the termination of this Lease, Tenant will relinquish possession of the Real Estate to the Landlord. If Tenant fails to do so Tenant agrees to pay Landlord \$100.00 per day, as liquidated damages until possession is delivered to Landlord. At the time of delivery of the Real Estate to Landlord, Tenant shall assure that the Real Estate is in good order and condition, and substantially the same as it was when received by Tenant at the commencement of this Lease, excusable or insurable loss by fire, unavoidable accidents and ordinary wear, excepted.

9. LANDLORD'S RIGHT OF ENTRY AND INSPECTION. In the event notice of termination of this Lease has been properly served, Landlord may enter upon the Real Estate or authorize someone else to enter upon the Real Estate to conduct any normal tillage or fertilizer operation after Tenant has completed the harvesting of crops even if this is prior to the date of termination of the lease. Landlord may enter upon the Real Estate at any reasonable time for the purpose of viewing or seeding or making repairs, or for other reasonable purposes.

10. VIOLATION OF TERMS OF LEASE. If Tenant or Landlord violates the terms of this Lease, the other may pursue the legal and equitable remedies to which each is entitled. Tenant's failure to pay any Rent when due shall cause all unpaid Rent to become immediately due and payable, without any notice to or demand upon Tenant.

11. REPAIRS. Tenant shall maintain the fences on the leased premises in good and proper repair. Landlord shall furnish necessary materials for repairs that Landlord deems necessary within a reasonable time after being notified of the need for repairs. Tenant shall haul the materials to the repair site without charge to Landlord.

12. NEW IMPROVEMENTS. All buildings, fences and improvements of every kind and nature that may be erected or established upon the Real Estate during the term of the Lease by the Tenant shall constitute additional rent and shall inure to the Real Estate, becoming the property of Landlord unless the Landlord has agreed in writing prior to the erection that the Tenant may remove the improvement at the end of the lease.

13. WELL, WINDMILL, WATER AND SEPTIC SYSTEMS. Tenant shall maintain

all well, windmill, water and septic systems on the Real Estate in good repair at Tenant's expense except damage caused by windstorm or weather. Tenant shall not be responsible for replacement or installation of well, windmill, water and septic systems on the Real Estate, beyond ordinary maintenance expenses. Landlord does not guarantee continuous or adequate supplies of water for the premises.

14. EXPENSES INCURRED WITHOUT CONSENT OF LANDLORD. No expense shall be incurred for or on account of the Landlord without first obtaining Landlord's written authorization. Tenant shall take no actions that might cause a mechanic's lien to be imposed upon the Real Estate.

15. NO AGENCY. Tenant is not an agent of the Landlord.

16. TELEVISION AND RADIO. Tenant may install and remove, without causing material injury to the premises, Tenant's television reception antennas, microwave dishes, and radio reception and transmission antennas.

17. ACCOUNTING. The method used for dividing and accounting for the harvested grain shall be the customary and usual method used in the locale.

18. ATTORNEY FEES AND COURT COSTS. If either party files suit to enforce any of the terms of this Lease, the prevailing party shall be entitled to recover court costs and reasonable attorneys' fees.

19. CHANGE IN LEASE TERMS. The conduct of either party, by act or omission, shall not be construed as a material alteration of this Lease until such provision is reduced to writing and executed by both parties as addendum to this Lease.

20. CONSTRUCTION. Words and phrases herein, including the acknowledgment, are construed as in the singular or plural and as the appropriate gender, according to the context.

21. NOTICES. The notices contemplated in this Lease shall be made in writing and shall either be delivered in person, or be mailed in the U.S. mail, certified mail to the recipient's last known mailing address, except for the notice of termination set forth in Section 9, which shall be governed by the Code of Iowa.

22. ASSIGNMENT. Tenant shall not assign this Lease or sublet the Real Estate or any portion thereof without prior written authorization of Landlord.

23. CERTIFICATION. Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation.

Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

24. ADDITIONAL PROVISIONS.

a. In the event the Landlord wishes to terminate this Lease for the farmland hereinabove described, or any portion thereof, the Landlord may do so for any reason by giving Tenant a thirty (30) day written notice as to the respective farmland, or any portion thereof, for which the Landlord desires to terminate this Lease.

b. Upon giving notice of termination to the Tenant, the Landlord agrees to prorate the cash rent of the Lease on the basis of \$261.00 per acre for the succeeding years for those acres for which have been terminated. Landlord also herein agrees to allow the Tenant to harvest any existing crops on said terminated acres prior to taking back possession. In the event no crops have been planted at the time of the notice of termination, the Tenant shall cease from planting crops on said terminated acres and Landlord shall be given back possession of said terminated acres.

c. Subject to the above provisions, should the Landlord desire to take possession of said terminated acres prior to the Tenant harvesting the existing crops, the Landlord shall pay the Tenant reasonable damages for said crop loss.

DATED: _____

TENANT:

LANDLORD:

Wayne Johnson, Tenant

City of Webster City, Iowa, Landlord
By: John Hawkins, Mayor

ATTEST: Karyl Bonjour, City Clerk

STATE OF IOWA, COUNTY OF HAMILTON

This record was acknowledged before me on March ____, 2019 by Wayne Johnson.

Signature of Notary Public

STATE OF IOWA, COUNTY OF HAMILTON

This record was acknowledged before me on March ____, 2019 by John Hawkins as Mayor of City of Webster City, Iowa.

Signature of Notary Public

FARM LEASE - CASH OR CROP SHARES

THIS LEASE ("Lease") is made between **City of Webster City, Iowa** ("Landlord"), whose address for the purpose of this Lease is PO Box 217, Webster City, Iowa 50595 and **Wayne Johnson** ("Tenant"), whose address for the purpose of this Lease is 2355 Estes Avenue, Webster City, Iowa 50595.

THE PARTIES AGREE AS FOLLOWS:

1. PREMISES AND TERM. Landlord leases to Tenant the following real estate situated in HAMILTON County, Iowa (the "Real Estate"):

Part of the SE 1/4 of Section 2, Township 88 North, Range 26 West of the 5th P.M., being part of vacated Kurtz Addition to Webster City, Iowa, containing 5.9 acres more or less

and containing **5.9 tillable acres**, more or less, with possession by Tenant for a term of 3 year(s) to commence on March 1, 2019, and end on February 28, 2022. The Tenant has had or been offered an opportunity to make an independent investigation as to the acres and boundaries of the premises. In the event that possession cannot be delivered within fifteen (15) days after commencement of this Lease, Tenant may terminate this Lease by giving the Landlord notice in writing.

2. RENT. Tenant shall pay to Landlord as rent for the Real Estate (the "Rent"):

a. Total annual cash rent of **\$1,545.50** payable, unless otherwise agreed, as follows:

\$772.90 on March 1, 2019 and \$772.90 on December 1, 2019, and the same each year thereafter for the term of this lease.

All Rent is to be paid to Landlord at the address above or at such other place as Landlord may direct in writing. Rent must be in Landlord's possession on or before the due date. Participation of this farm in any offered program by the U.S. Department of Agriculture or any state for crop production control or soil conservation, the observance of the terms and conditions of this program, and the division of farm program payments, requires Landlord's consent. Payments from participation in these programs shall be divided 0% Landlord 100% Tenant. Governmental cost-sharing payments for permanent soil conservation structures shall be divided 0% Landlord 100% Tenant. Crop disaster payments shall be divided 0% Landlord 100% Tenant.

3. LANDLORD'S LIEN AND SECURITY INTEREST. As security for all sums due or which will become due from Tenant to Landlord, Tenant hereby grants to Landlord, in addition to any statutory liens, a security interest as provided in the Iowa Uniform Commercial Code and a contractual lien in all crops produced on the premises and the proceeds and products thereof, all contract rights concerning such crops, proceeds and/or products, all proceeds of insurance collected on account of destruction of such crops, all contract rights and U.S. government and/or state agricultural farm program payments in connection with the above described premises whether such contract rights be payable in cash or in kind, including the proceeds from such rights, and any and all other personal property kept or used on the real estate that is not exempt from execution. Tenant shall also sign any additional forms required to validate the security interest in government program payments.

Tenant shall not sell such crops unless Landlord agrees otherwise. Tenant shall notify Landlord of Tenant's intention to sell crop at least three (3) business days prior to sale of the crop (with business days being described as Monday through Friday, except any Iowa or federal holidays). Tenant shall pay the full rent for the crop year in which the crop is produced, whether due or not, at the time of sale pursuant to Landlord's consent to release Landlord's security interests. Upon payment in full Landlord shall release Landlord's lien on the crop produced in that crop year on the premises. The parties agree that by the Landlord releasing the lien as to the crop in one year, the Landlord in no way releases the lien or agrees to release the lien in any prior or subsequent year.

Tenant shall sign and deliver to Landlord a list of potential buyers of the crops upon which Landlord has been granted a security interest in this lease. Unless Landlord otherwise consents, Tenant will not sell these crops to a buyer who is not on the potential list of buyers unless Tenant pays the full rent due for the crop year to the Landlord at or prior to the date of sale. Landlord may give notice to the potential buyers of the existence of this security interest.

Landlord is further granted the power, coupled with an interest, to sign on behalf of Tenant as attorney-in-fact and to file one or more financing statements under the Iowa Uniform Commercial Code naming Tenant as Debtor and Landlord as Secured Party and describing the collateral herein specified. Tenant consents to the financing statement being filed immediately after execution of this Lease.

4. INPUT COSTS AND EXPENSES. Tenant shall prepare the Real Estate and plant such crops in a timely fashion as may be directed by Landlord. Tenant shall only be entitled to pasture or till those portions of the Real Estate designated by Landlord. All necessary machinery and equipment, as well as labor, necessary to carry out the terms of this lease shall be furnished by and at the expense of the Tenant. The following materials, in the amounts required by good husbandry, shall be acquired by Tenant and paid for by the parties as follows:

	% Landlord	% Tenant
(1) Commercial Fertilizer	0	100
(2) Lime and Trace Minerals	0	100
(3) Herbicides	0	100
(4) Insecticides	0	100
(5) Seed	0	100
(6) Seed cleaning	0	100
(7) Harvesting and/or Shelling Expense	0	100
(8) Grain Drying Expense	0	100
(9) Grain Storage Expense	0	100
(10) Other	0	100

Tenant agrees to furnish, without cost, all labor, equipment and application for all fertilizer, lime, trace minerals and chemicals.

5. PROPER HUSBANDRY; HARVESTING OF CROPS; CARE OF SOIL, TREES, SHRUBS AND GRASS. Tenant shall farm the Real Estate in a manner consistent with good husbandry, seek to obtain the best crop production that the soil and crop season will permit, properly care for all growing crops in a manner consistent with good husbandry, and

harvest all crops on a timely basis. In the event Tenant fails to do so, Landlord reserves the right, personally or by designated agents, to enter upon the Real Estate and properly care for and harvest all growing crops, charging the cost of the care and harvest to the Tenant, as part of the Rent. Tenant shall timely control all weeds, including noxious weeds, weeds in the fence rows, along driveways and around buildings throughout the premises. Tenant shall comply with all terms of the conservation plan and any other required environmental plans for the leased premises. Tenant shall do what is reasonably necessary to control soil erosion including, but not limited to, the maintenance of existing watercourses, waterways, ditches, drainage areas, terraces and tile drains, and abstain from any practice which will cause damage to the Real Estate.

Upon request from the Landlord, Tenant shall by August 15 of each lease year provide to the Landlord a written listing showing all crops planted, including the acres of each crop planted, fertilizers, herbicides and insecticides applied showing the place of application, the name and address of the applicator, the type of application and the quantity of such items applied on the lease premises during such year.

Tenant shall distribute upon the poorest tillable soil on the Real Estate, unless directed otherwise by Landlord, all of the manure and compost from the farming operation suitable to be used. Tenant shall not remove from the Real Estate, nor burn, any straw, stalks, stubble, or similar plant materials, all of which are recognized as the property of Landlord. Tenant may use these materials, however, upon the Real Estate for the farming operations. Tenant shall protect all trees, vines and shrubbery upon the Real Estate from injury by Tenant's cropping operation or livestock.

Tenant shall maintain accurate yield records for the real estate, and upon request, during or after lease term, shall disclose to Landlord, all yield base information required for participation in government program

6. ENVIRONMENTAL.

a. Landlord. To the best of Landlord's knowledge to date:

- i) Neither Landlord nor, Landlord's former or present tenants, are subject to any investigation concerning the premises by any governmental authority under any applicable federal, state, or local codes, rules, and regulations pertaining to air and water quality, the handling, transportation, storage, treatment, usage, or disposal of toxic or hazardous substances, air emissions, other environmental matters, and all zoning and other land use matters.
- ii) Any handling, transportation, storage, treatment, or use of toxic or hazardous substances that has occurred on the premises has been in compliance with all applicable federal, state, and local codes, rules, and regulations.
- iii) No leak, spill release, discharge, emission, or disposal of toxic or hazardous substances has occurred on the premises.
- iv) The soil, groundwater, and soil vapor on or under the premises is free of toxic or hazardous substances except for chemicals (including without limitation fertilizer, herbicides, insecticides) applied in conformance with good farming methods, applicable rules and regulations and the label directions of each chemical.

Landlord shall hold Tenant harmless against liability for removing solid waste disposal sites existing at the execution of this Lease, with the exception that Tenant shall be liable for removal of solid waste disposal sites to the extent that the Tenant created or contributed to the solid waste disposal site at any time.

Landlord shall assume liability and shall indemnify and hold Tenant harmless against any liability or expense arising from any condition which existed, whether known or unknown, at the time of execution of the lease which is not a result of actions of the Tenant or which arises after date of execution but which is not a result of actions of the Tenant.

Landlord shall disclose in writing to Tenant the existence of any known wells, underground storage tanks, hazardous waste sites, and solid waste disposal sites. Disclosure may be provided by a properly completed groundwater hazard statement to be supplemented if changes occur.

b. Tenant. Tenant shall comply with all applicable environmental laws concerning application, storage and handling of chemicals (including, without limitation, herbicides and insecticides) and fertilizers. Tenant shall apply any chemicals used for weed or insect control at levels not to exceed the manufacturer's recommendation for the soil types involved. Farm chemicals may not be stored on the premises for more than one year. Farm chemicals for use on other properties may not be stored on this property. Chemicals stored on the premises shall be stored in clearly marked, tightly closed containers. No chemicals or chemical containers will be disposed of on the premises. Application of chemicals for agricultural purposes per manufacturer's recommendation shall not be construed to constitute disposal.

Tenant shall employ all means appropriate to insure that well or ground water contamination does not occur, and shall be responsible to follow all applicator's licensing requirements. Tenant shall install and maintain safety check valves for injection of any chemicals and/or fertilizers into an irrigation system (injection valve only, not main well check valve). Tenant shall properly post all fields (when posting is required) whenever chemicals are applied by ground or air. Tenant shall haul and spread all manure on appropriate fields at times and in quantities consistent with environmental protection requirements. Tenant shall not dispose of waste oil, tires, batteries, paint, other chemicals or containers anywhere on the premises. Solid waste may not be disposed of on the premises. Dead livestock may not be buried on the premises. If disposal of solid waste or burial of dead animals is permitted as stated in the previous two sentences, the disposal or burial shall be in compliance with all applicable environmental laws. Tenant shall not use waste oil as a means to suppress dust on any roads on or near the premises. No underground storage tanks, except human waste septic systems that meet current codes, rules, and regulations, shall be maintained on the premises.

Tenant shall immediately notify Landlord of any chemical discharge, leak, or spill which occurs on premises. Tenant shall assume liability and shall indemnify and hold Landlord harmless for any claim or violation of standards which results from Tenant's use of the premises. Tenant shall assume defense of all claims, except claims resulting from Landlord's negligence, in which case each party shall be responsible for that party's defense of any claim. After termination, Tenant shall remain liable for violations which occurred during the term of this Lease.

In the absence of selection of an alternative where choices are provided in this paragraph 8b, the choice of the word "may" shall be presumed unless that presumption is

contrary to applicable environmental laws and regulations.

7. TERMINATION OF LEASE. This Lease shall automatically renew upon expiration from year-to-year, upon the same terms and conditions unless either party gives due and timely written notice to the other of an election not to renew this Lease. If renewed, the tenancy shall terminate on March 1 of the year following, provided that the tenancy shall not continue because of an absence of notice in the event there is a default in the performance of this Lease. All notices of termination of this Lease shall be as provided by law. This Lease may also be terminated in accordance with Paragraph 24 below.

8. POSSESSION AND CONDITION AT END OF TERM. At the termination of this Lease, Tenant will relinquish possession of the Real Estate to the Landlord. If Tenant fails to do so Tenant agrees to pay Landlord \$100.00 per day, as liquidated damages until possession is delivered to Landlord. At the time of delivery of the Real Estate to Landlord, Tenant shall assure that the Real Estate is in good order and condition, and substantially the same as it was when received by Tenant at the commencement of this Lease, excusable or insurable loss by fire, unavoidable accidents and ordinary wear, excepted.

9. LANDLORD'S RIGHT OF ENTRY AND INSPECTION. In the event notice of termination of this Lease has been properly served, Landlord may enter upon the Real Estate or authorize someone else to enter upon the Real Estate to conduct any normal tillage or fertilizer operation after Tenant has completed the harvesting of crops even if this is prior to the date of termination of the lease. Landlord may enter upon the Real Estate at any reasonable time for the purpose of viewing or seeding or making repairs, or for other reasonable purposes.

10. VIOLATION OF TERMS OF LEASE. If Tenant or Landlord violates the terms of this Lease, the other may pursue the legal and equitable remedies to which each is entitled. Tenant's failure to pay any Rent when due shall cause all unpaid Rent to become immediately due and payable, without any notice to or demand upon Tenant.

11. REPAIRS. Tenant shall maintain the fences on the leased premises in good and proper repair. Landlord shall furnish necessary materials for repairs that Landlord deems necessary within a reasonable time after being notified of the need for repairs. Tenant shall haul the materials to the repair site without charge to Landlord.

12. NEW IMPROVEMENTS. All buildings, fences and improvements of every kind and nature that may be erected or established upon the Real Estate during the term of the Lease by the Tenant shall constitute additional rent and shall inure to the Real Estate, becoming the property of Landlord unless the Landlord has agreed in writing prior to the erection that the Tenant may remove the improvement at the end of the lease.

13. WELL, WINDMILL, WATER AND SEPTIC SYSTEMS. Tenant shall maintain all well, windmill, water and septic systems on the Real Estate in good repair at Tenant's expense except damage caused by windstorm or weather. Tenant shall not be responsible for replacement or installation of well, windmill, water and septic systems on the Real Estate, beyond ordinary maintenance expenses. Landlord does not guarantee continuous or adequate supplies of water for

the premises.

14. EXPENSES INCURRED WITHOUT CONSENT OF LANDLORD. No expense shall be incurred for or on account of the Landlord without first obtaining Landlord's written authorization. Tenant shall take no actions that might cause a mechanic's lien to be imposed upon the Real Estate.

15. NO AGENCY. Tenant is not an agent of the Landlord.

16. TELEVISION AND RADIO. Tenant may install and remove, without causing material injury to the premises, Tenant's television reception antennas, microwave dishes, and radio reception and transmission antennas.

17. ACCOUNTING. The method used for dividing and accounting for the harvested grain shall be the customary and usual method used in the locale.

18. ATTORNEY FEES AND COURT COSTS. If either party files suit to enforce any of the terms of this Lease, the prevailing party shall be entitled to recover court costs and reasonable attorneys' fees.

19. CHANGE IN LEASE TERMS. The conduct of either party, by act or omission, shall not be construed as a material alteration of this Lease until such provision is reduced to writing and executed by both parties as addendum to this Lease.

20. CONSTRUCTION. Words and phrases herein, including the acknowledgment, are construed as in the singular or plural and as the appropriate gender, according to the context.

21. NOTICES. The notices contemplated in this Lease shall be made in writing and shall either be delivered in person, or be mailed in the U.S. mail, certified mail to the recipient's last known mailing address, except for the notice of termination set forth in Section 9, which shall be governed by the Code of Iowa.

22. ASSIGNMENT. Tenant shall not assign this Lease or sublet the Real Estate or any portion thereof without prior written authorization of Landlord.

23. CERTIFICATION. Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

24. ADDITIONAL PROVISIONS.

a. In the event the Landlord wishes to terminate this Lease for the farmland hereinabove described, or any portion thereof, the Landlord may do so for any reason by giving Tenant a thirty (30) day written notice as to the respective farmland, or any portion thereof, for which the Landlord desires to terminate this Lease.

b. Upon giving notice of termination to the Tenant, the Landlord agrees to prorate the cash rent of the Lease on the basis of \$262.00 per acre for the succeeding years for those acres for which have been terminated. Landlord also herein agrees to allow the Tenant to harvest any existing crops on said terminated acres prior to taking back possession. In the event no crops have been planted at the time of the notice of termination, the Tenant shall cease from planting crops on said terminated acres and Landlord shall be given back possession of said terminated acres.

c. Subject to the above provisions, should the Landlord desire to take possession of said terminated acres prior to the Tenant harvesting the existing crops, the Landlord shall pay the Tenant reasonable damages for said crop loss.

DATED: _____

TENANT:

LANDLORD:

Wayne Johnson, Tenant

City of Webster City, Iowa, Landlord
By: John Hawkins, Mayor

ATTEST: Karyl Bonjour, City Clerk

STATE OF IOWA, COUNTY OF HAMILTON

This record was acknowledged before me on March ____, 2019 by Wayne Johnson.

Signature of Notary Public

STATE OF IOWA, COUNTY OF HAMILTON

This record was acknowledged before me on March ____, 2019 by John Hawkins as Mayor of City of Webster City, Iowa.

Signature of Notary Public

RESOLUTION NO. 2019-

**DIRECTING PUBLICATION OF GROSS WAGE SALARIES FOR FULL TIME
AND PART TIME CITY EMPLOYEES FOR THE CALENDAR YEAR 2018**

BE IT RESOLVED by the City Council of the City of Webster City, Iowa as follows:

The City Clerk of the City of Webster City, Iowa is hereby directed to publish the following list of full time and part time employees' gross wages, for the calendar year 2018; as required by Section 388.4, paragraph 4 of the Iowa Code and 372.13, paragraph 6 of the Iowa Code.

HAWKINS, JOHN C.	1,740.00
MCKINNEY, MATTHEW L.	1,350.00
WELCH, LOGAN A.	1,450.00
MILLER, BRIAN S.	1,350.00
TALBOT, JAMES M.	1,400.00
ORTIZ-HERNANDEZ, DANIEL	85,806.32
WETZLER, KENNETH L.	81,248.82
WOLFGRAM, DOREEN A.	64,793.65
JOHNSTON, GEORGE A.	48,129.80
DICKINSON, ADAM L.	84,274.90
DINGMAN, CHAD M.	54,769.31
PARKHILL, MARTY E.	75,049.49
MADSEN, TODD M.	36,975.68
JACKSON, JEFFREY S.	49,712.70
STRONER, BRIAN M.	64,837.60
PETERSBURG, RYAN W.	72,696.28
WEST, JOHN A.	50,027.32
MOURTON, RUSSELL E.	63,488.90
CASEY, DANA R.	62,506.95
ORTON, RYAN D.	69,827.65
PASCHKE, RODNEY A.	41,491.59
CHAMBERS, TODD A.	55,684.94
DAYTON, BRYAN K.	51,744.04
DANIELSON, TIMOTHY E.	86,079.36
PETERSON, RICK E.	45,192.35
KARAS, TAYLOR J.	5,036.49
CONAWAY, WILLIAM D.	53,448.47
HUGHES, NATHAN R.	44,046.39
BARNES, DERRICK S.	32,400.46
HOLST, RONALD W.	1,797.50
HILDEBRAND, GORDON K.	430.00
JANSSEN, ANTHONY D.	7,439.20
ARENDS, PEGGY J.	52,221.63
WILLS, DON H.	1,937.50
WARDELL, EDWARD J.	49,826.29
DOOLITTLE, KENDALL J.	1,280.00
HAYES, BRANDON W.	65,985.04
STEWART, EARL L.	1,147.50
FERGUSON, WILLIAM M.	1,462.50

SCHULZ, RHONDA F.	45,710.49
TOLLE, PAUL A.	1,937.50
PREW, DONALD T.	140.00
MORK, SHILOH B.	75,171.20
QUEEN, PHILLIP D.	66,156.05
HOUGE, CLINTON J.	78,764.17
JESSEN, PHILLIP N.	1,782.50
MADSEN, TODD M	1,967.50
WINDSCHITL, JOAN E.	45,243.65
WILLIAMS, ZACHARY W.	1,425.00
CASEY, DANA R	580.00
WEINSCHENK, KENRIC J	1,335.00
SOWLE JR., ANDREW W.	64,569.83
PRITCHARD, BRANDON D.	68,073.88
MC KINLEY, ERIC K.	67,047.21
MALLOY, HEATHER N.	2,495.08
FRAZIER, LOGAN W.	1,067.50
ESTLUND, JEROMY J.	57,798.55
ZEHNER, DONALD F.	1,772.50
PETERSEN, ADAM R.	78,942.89
CONAWAY, LINDA L.	1,036.84
FOX, JEFFREY A.	1,587.50
YOUNGDALE, COLE C.	1,622.50
LONG, SAMUEL M.	65,690.43
DURNELL, KAYCE J.	37,574.97
RATCLIFF, BRETT D.	855.00
NOWELL, TANNER J.	37,447.87
FEICKERT, DAKOTA L.	8,351.50
STANSFIELD, CHARLES T.	70,995.41
FEICKERT, BRENT R.	1,077.50
ROSE, DYLAN M.	60,034.58
BASINGER, RYAN A.	62,871.69
HARTNETT, JORDAN T.	1,615.00
HANSON, STEVEN M.	960.50
ORTIZ, BRIAN J.	1,210.00
SCHRECK, JON C.	2,060.00
ARONSON, ALISSA A.	36,552.54
STENSLAND, CALEB W.	1,952.50
FRAKES, JUSTIN M.	1,087.50
HAYES, HUNTER W.	1,382.50
HAYES, HARRISON W.	1,872.50
THUMMA, STEVEN L.	35,128.40
LEHMAN, MICHEAL L.	22,801.99
PORTER, KYLE C.	532.00
BAUER, LANNY R.	56,931.28
ZIEGENBEIN, TIMOTHY L.	57,791.45
DOOLITTLE, DAN L	19,969.09
WILLIAMS, ZACHARY W.	51,542.50
BAHRENFUSS, BRANDON D.	66,478.84
MACRUNNEL, MATTHEW A.	44,324.59

RATCLIFF, BRETT D.	43,912.93
RODEN, JACOB J.	38,664.50
McKIBBAN, JACOB D.	26,977.33
SMITH, ELIZABETH A.	50,668.80
WETZLER, KARLA J.	62,502.40
CHELESVIG, BETH A.	66,057.60
HISLER, KATHY J.	16,377.90
PEVESTORF, ELIZABETH J.	43,996.06
BONJOUR, KARYL K.	48,588.80
ROE, DONALD J.	33,172.82
GRIMSHAW, STACY M.	37,276.83
NERLAND, DEDRA R.	38,281.66
ALCAZAR, MATTHEW D.	48,640.80
TIMM, ELISE	46,288.02
HENDERSON, LINDSAY E.	54,352.64
FLAWS, LARRY J.	55,263.49
GLASCOCK, MARK A.	43,286.98
HARFST, KENT E.	89,835.20
BIGGS, CRAIG L.	11,439.47
LESHER, BREANNE M.	30,548.31
HARMS, BRIAN K.	17,975.31
JENSEN, DALE E.	3,192.75
TRUJILLO, MONICA M.	4,050.02
PEVESTORF, JESSICA L.	705.00
ASKLUND, ANTHONY T.	12,579.79
LEHMAN, ESTHER L.	1,633.13
HARFST, HANNAH L.	27.75
SPELLMEYER, WILLIAM C.	5,257.66
JANSEN, JIMMIE J.	8,642.33
MC KENZIE, JERRY L.	10,649.00
ODEGAARD, MICHAEL L.	6,890.00
DINGMAN, DARLENE L.	3,980.00
FLAWS, ASHLEY R.	1,682.88
FLAWS, ALLIE V.	3,056.38
FELTZ, LEAH C.	60.00
AUSENHUS, BRANDON C.	422.50
LASOURD, ANN MARIE	8.75
KEENAN, CORY W.	7,626.14
LATEER, JOYCE E.	1,757.51
MOEN, JORDAN R.	10,485.03
FLAWS, HALEY M.	1,932.50
ROHMILLER, LUCAS A.	148.76
VOGELBACHER, SARAH A.	1,439.95
BULTENA, TYLER P.	2,331.25
MITCHELL, MCKENNA K.	730.00
BERG, BRAYDEN	426.00
VAN DIEST, JENNIFER A.	6,951.02
MCBURNEY, SONYA L.	7,625.25
LAIRD, ANDREW C.	5,258.64
JACOBSON, CARLY R.	473.75

WAGONER, CHELSEY D.	1,918.26
HARFST, MAXWELL K.	3,218.28
JUDKINS, TUCKER O.	2,460.58
POLAND, MACKENZIE I.	2,803.63
KLEIN, CLARA B.	80.00
PECK, DARRIAN M.	1,972.00
MCKEE, KYRA N.	1,620.00
MYERS, OLIVIA K.	690.94
OLSON, NICHOLAS L.	7,885.00
REIGELSBERGER, COLE G.	34.00
STEENHARD, BRENDA L.	972.00
HOOKE, ISABELLE M.	3,895.95
ASKLUND, NATALIE L.	133.50
NERLAND, CASSIDY N.	718.13
HOOKE, ALEX E.	2,813.39
SCOTT, MAKAYLEE R.	1,323.13
STEEN, DYLAN A.	300.32
FERRARI, ABBEY N.	693.25
LASOURD, LINCOLN P.	531.00
CHAMBERS, STEFFEN D.	1,222.00
SIGNORIN, BREANNA M.	281.88
PETERSON, TAYLOR C.	240.88
WHITEHILL, AUDRIANA G.	2,245.58
HEGGEBO, TRINITY R.	2,569.64
BAIN, ASHLEY M.	918.38
HASSEBROCK, ZACHARY T.	4,409.45
GAIL, NATHAN J.	4,260.76
MCCOLLOUGH, JENNIFER K.	2,018.25
GALLENTINE, MORGAN R.	2,559.63
WILLSON, JACOB B.	1,619.78
LINDSTROM, SARAH J.	2,020.83
ARAGON, JOHANNA E.	1,503.52
BINDER, MEREDITH K.	1,745.70
EDWARDS, HAAKON B.	1,662.39
KOELBL, JOSEPH M.	1,335.75
ASKLUND, JOSIE L.	1,693.83
MASON, HALLE D.	406.01
OLSON, CINESTIE S.	1,422.13
FOSTER, HALEY D.	612.63
HINDT, JONAH J.	1,106.31
FOLKERDS, MAKAYLA N.	1,786.39
VASQUEZ, MICHAEL R.	6,370.00
LEDFORD, HALEY A.	131.75
VASKE, TIMOTHY J.	2,575.00
PRUISMANN, LINDA A.	3,685.59
PATTEN, KARI L.	190.00

Grand Totals:	4,084,195.10
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A detailed listing of fringe benefits is on file at the City Manager's and City Clerk's offices.

Passed and adopted this 4th day of March, 2019.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

**CITY OF WEBSTER CITY, IOWA
GOAL SETTING REPORT
2019**

Mayor:
John Hawkins

City Council:
Matt McKinney
Brian Miller
Jim Talbot
Logan Welch

Interim City Manager:
Kent Harfst

Department Heads:

Police Chief: Shiloh Mork
Finance Director: Dodie Wolfgram
City Attorney: Zack Chizek
Water & Wastewater Sup.: Tim Danielson
Adm. Service Director: Beth Chelesvig
Deputy City Clerk: Ann Smith
Rec. & Public Grounds Director: Kent Harfst

City Clerk: Karyl Bonjour
Fire Chief: Chuck Stansfield
Street Sup.: Brandon Bahrenfuss
Public Works Director: Ken Wetzler
Com. Vitality Director: Lindsay Henderson
Electric Dist. Supervisor: Adam Dickinson
Planning Director: Karla Wetzler



**WEBSTER
CITY**

Opportunity Awaits

Facilitated by:
Patrick Callahan
Callahan Municipal Consultants, LLC
January 28, 2019

City of Webster City, Iowa

Mayor & City Council Goal Setting Session

2019

Introduction

The City of Webster City requested assistance from Patrick Callahan in October 2018 for a city council goal setting process. Mr. Callahan agreed to organize and facilitate a process that involved the following steps:

1. Prepare a questionnaire to identify department needs, capital projects, accomplishments, programs, issues, trends and team building suggestions.
2. Prepare lists of the overall capital projects and suggested initiatives and programs based upon the comments of the elected officials and city department heads.
3. Conduct a goal setting session with the elected officials and department heads.
4. Preparation of this final report.

Goal Setting Work Session

City Council Members and the Mayor held an informal non-binding work session that was facilitated by Mr. Callahan on January 28, 2019. The City's elected officials and department heads were asked to do the following:

1. Identify the major accomplishments of the City in 2017 and 2018, as listed by the Mayor and Council, and by the City Department Heads (**Exhibits A-1 & A-2**).
2. Review the list of most important issues, concerns and trends facing the City in 2019, as listed by the Mayor and Council Members and by the City Department Heads (**Exhibits B-1 & B-2**).
3. Review and revise the list of potential initiatives, policies, and programs. (**Exhibit C**)
4. Indicate those initiatives and programs that are the most urgent or important at this time.
5. Review and revise the list of potential capital projects. (**Exhibit D**)
6. Indicate those capital projects that are the most urgent or important at this time.
7. Provide comments and suggestions regarding teamwork objectives. (**Exhibit E-1 and E-2**)

Note: The Letter of Introduction, the Agenda for the Goal Setting Session, and the Preliminary Questionnaire are attached to this report as Appendix A, Appendix B and Appendix C, respectively.

THE CITY COUNCIL'S LIST OF "GIVENS"

After reviewing the list of proposed programs and policies, the Mayor and City Council Members concluded that the City was already committed to the completion of the following programs, policies, initiatives, and capital projects:

- A. Programs, Policies & Initiatives
 - 1. Underground electric conversion – feasibility study.
 - 2. Comprehensive selection process of next City Manager.
- B. Capital Projects and Equipment Replacements
 - 1. Street repairs/reconstruction – on going
 - 2. Sanitary sewer and storm sewer repairs – on going
 - 3. Water main improvements – on going
 - 4. Electrical overhead to underground conversion – on going

Since the City Council had already committed to the completion of these items, it was agreed that the Mayor and City Council would not need to rank or prioritize these suggestions.

INITIATIVES AND PROGRAMS – 2019

The Mayor and City Council identified the following initiatives and programs as the most urgent or important.

- A. **Top Priority Programs and Policies**
 - 1. Succession planning and cross training to address succession planning of future retirements.
 - 2. Research the feasibility of leasing City vehicles versus purchasing vehicles and consider leasing equipment on a rotating basis to ensure safe and dependable equipment is always available.
 - 3. Review and lower rates for all utilities and review water & sewer rates to enable improvements and establish a sewer surcharge to help fund new wastewater plant/reimburse General Fund for land purchase.
 - 4. New waste water treatment plant study- review cost and how to finance the project.
 - 5. Invest City money in downtown revitalization and programs for incentive investment in downtown building improvements and investment in Main Street Iowa or Keep Iowa Beautiful Program.
 - 6. City App to notify citizens of events and emergencies.
 - 7. Continue cleaning up the community with junk houses, vehicles, etc.
 - 8. Comprehensive study for the connection of Boone River Trail to Kendall Young Park.
 - 9. Conduct an annexation study – for future expansion.

NOTE: A complete list of all programs and initiatives, as ranked by the Mayor and City Council Members is attached as **Exhibit C**.

CAPITAL IMPROVEMENT PROJECTS – 2019

The Mayor and City Council identified the following capital projects and equipment purchases as the most urgent or important.

A. Top Priority Capital Projects & Equipment Purchases Project

1. Kendall Young Park improvements, including trail expansion and campgrounds.
2. More information & more activities – Boone River, and Kayak access points on Boone River and Water trail enhancements.
3. New Waste Water Treatment Plan - \$35.0 million.
4. Recreation Center – Future Expansion.
5. Update city parks, bathrooms, and playground equipment - \$300,000.

TEAM BUILDING AGREEMENTS

The Mayor and City Council reviewed a list of ideas and suggestions relating to team building and building a better working relationship. The list of team building suggestions is identified as **Exhibit E-1**. The City Department Heads also identified their team building suggestions and their list is identified as **Exhibit E-2**.

FUTURE PLANNING SUGGESTIONS

It is recommended that the city staff and management team prepare an “action plan” for the capital projects, and the initiatives & programs. The action plan for each goal would define the steps needed to accomplish the various tasks or objectives. These action plans could then be presented to the Mayor and City Council for review and approval and made a part of this Goal Setting Report.

It is recommended that the goals and objectives be posted in the Council Chambers at City Hall. The posting of the City Council’s goals and objectives will serve as a reminder to the City Department Heads and Staff Members as to the priorities that were established by the Mayor and City Council.

It is recommended that the City Council review the lists of capital projects/equipment purchases, and initiatives, programs, and monitor the progress that is made on each item on a quarterly basis. The City could use a format that shows the project or item side by side with a comment that updates the City Council and the residents of the City on the progress that has been made on each item at the end of each quarter. The tentative dates for the quarterly updates are: May 13, August 19, November 18, and February 17.

It is important to note that the prioritizing of all the capital projects and various initiatives is not “cast in stone.” The two lists can be modified as new circumstances may dictate. Hopefully, the Mayor and City Council will repeat this process in 2020 or 2021, which may result in some additional modifications.

COMMUNICATION OF COUNCIL GOALS AND OBJECTIVES TO CITIZENS

Since the citizens of Webster City are basically the “shareholders” or owners of the City, it is important that they are informed about the goals and objectives that have been established by the Mayor and City Council. The following is a brief summary of various

activities that have been used in other cities to communicate the City Council's goals and objectives to local residents.

1. **City Website.** After the Mayor and City Council have reviewed and formally adopted the Goal Setting Report, a copy of the report can be placed on the City's website for review by the citizens of Webster City.
2. **Newspaper Article.** The City could request that the local newspaper publish a list of the City Council's goals and objectives.
3. **Town Hall Meeting.** The City Council could schedule a town hall meeting or public forum to present a summary of the City's goals and objectives and to seek comments and observations from local residents.
4. **City Hall Posting of Goals.** The Council's goals and objectives could be posted in the lobby area at City Hall for interested residents to review.
5. **Open Houses – City Facilities.** Annual "open houses" at various City buildings, such as City Hall, Police Station, Fire Station, Public Works Shop, Aquatic Center, Wastewater Plant, Water Plant, and Library could be held to inform the citizens about the upcoming city projects and programs that have been proposed.
6. **Community Leaders' Meeting.** The Mayor and City Council could schedule an annual or semi-annual meeting with the School Board, County Board of Supervisors, and the Chamber of Commerce Board of Directors, to review and discuss the City Council's goals and objectives. These meetings could also provide an opportunity to learn more about the projects, programs, and objectives under consideration by these same organizations.
7. **Presentations to Service Clubs.** The Mayor, Council Members, and City Manager could make brief presentations to local services clubs and organizations outlining the goals and objectives.
8. **Public Places –Reading Material.** A copy of this goal setting report or a brief summary of the City's goals and objectives could be made available in public places, such as the Webster City Library, medical clinics, lawyer offices, or where local residents could read this report while waiting for appointments.

FINAL COMMENTS

It was a pleasure to assist the City of Webster City with this goal setting process. We were impressed with the level of cooperation of the city staff and the elected officials.

Once again, thanks to the City Department Heads, the Mayor, and the City Council Members for the great cooperation and timely response during this process.

Patrick Callahan
Callahan Municipal Consultants, LLC
January 30, 2019

**EXHIBIT A-1
CITY OF WEBSTER CITY, IOWA
GOAL SETTING SESSION - 2019**

Major Accomplishments – Mayor/Council Members Responses

1. Fair Meadow/Superior street intersection improvement project.
2. Brewer Creek 5th & 6th additions completed.
3. Balanced budget and strong City financial audit.
4. Demolition/focus on abandoned houses.
5. West Second Street resurfacing.
6. City wide cleanup success
7. Sidewalk and bridge on East Second Street completed.
8. Position created and hired for City Community Vitality Director
9. New housing stock.
10. New development apartments and senior living.
11. Lions Park upgrade (by community).
12. Locable - Community Calendar
13. Youth Advisory Board.
14. Having University of Iowa come to town to help.
15. Fairly smooth (PR wise) increase in electrical rates.
16. Several new businesses coming to town (Dollar Tree, HyVee Gas, Kwik Star).
17. City/County Beach Street finished.
18. Place Electric powerlines underground.

EXHIBIT A-2
CITY OF WEBSTER CITY, IOWA
GOAL SETTING SESSION – 2019

Major Accomplishments – Department Heads Responses

1. Acquisition of land for WWPT
2. Improvements to Fair Meadow Drive/Superior Street Intersection and Kwik Stop Convenience Store
3. Acquisition of several abandoned/dilapidated properties by Court Order
4. Fire Department Training/Controlled Burn and sale of former Shady Oaks Property
5. Adopt Record Retention Policy
6. Recodification of City Code – In progress
7. Rebranding – new logo established
8. New City Website and Facebook page
9. Plan & Improvements in beginning stages for Wilson Brewer Historic Park (Depot)
10. Improvements in building security at City Hall
11. Renewal of Hotel/Motel Tax – effective January 1, 2018 – December 31, 2027
12. Chosen for Iowa Initiative for Sustainable Communities program
13. Demo of properties – Woolsey, John, & East Second
14. Eight full-time and one-permanent part-time position filled
15. Decertification of IUOE bargaining unit (23) employees, transition from bargaining to non-bargaining status for these employees was completed
16. Introduced training program with Street, Water and Wastewater department that involved leadership and communications training. Developed expectations and re-did evaluation forms for departments.
17. Succession planning – developed a process to identify future leaders within the organization and began to train accordingly.
18. Implemented Laserfiche document management system – AP is in the system is utilized and working on scanning minutes, etc.
19. Iowa League of Cities Record Retention Policy adopted.
20. All water lines and easements are in GIS system. Storm, sanitary and electric are next.
21. New housing in Oak Park/Edgewood Drive area.
22. Attracting new business to town, such as Kwik Star, Dollar Tree and Hy-Vee Gas.
23. Attracting new developers with TIF and CDBG funds, etc., to build new properties in town.
24. Continuing to address abandoned properties in town.
25. Resurfacing Union Street.
26. Beach Street water main loop.
27. Working together with the county to save money.
28. Beach Street Trail connection to new addition.
29. Contractors are responsible for their own Plumber Patch
30. Overnight parking areas in city parking lots (Orange painted areas)
31. Completed Brewer Creek Estates 5th and 6th Additions. Four lots have been sold.
32. Ridge Development Company – IFA Project awarded for 9 new homes.
33. Kenyon Hill Ridge LLC – New subdivision. (30 – plex and infrastructure have begun.)
34. Option Agreement for the Purchase of old hospital site – IFA Project.
35. Establishment of the Iowa Heart of Regional Housing Trust Fund with Webster County.
36. Sale of City owned property on Prospect Street to Dollar Tree.

37. Thirteen dwellings were cited as unsafe properties and have all been abated.
38. Developed process for acquiring and disposing of abandoned properties.
39. New fence regulations in Zoning Ordinance.
40. New informational brochure for public handout regarding nuisances.
41. Process of hiring Daniel Ortiz-Hernandez. Good input from Council, Staff, and Public.
42. Development of property off of Edgewood Drive.
43. Completion of Beach Street improvements.
44. Taken advantage of grants within multiple departments within the city.
45. Updates on procedures and policies that keep the community safe and inviting.
46. Seeking out and enacting community stakeholders' ideas and concerns.
47. Involvement with community entities to enhance community risk reduction efforts.
48. Increase education and training opportunities to enhance serviceability of personnel to the community.
49. East and West Second Street reconstruction.
50. Fiber to all City buildings.
51. Completion of Naden Addition Underground conversion (electric.)
52. Stonega Substation update.
53. Continuation of Street lights change out to LED.
54. Acquisition and remediation of abandoned residential properties.
55. Stronger rental property code enforcement.
56. Tweaked fireworks policy to better reflect residents' wishes.
57. Tree Dump Site wood chips are disposed of.
58. Briggs Woods Convention Center now served with City water.
59. Mosquito spraying – decision to utilize City Staff – cost savings.
60. Fuhs Bldg ready for demolition.
61. Wilson Brewer Park cabins are in the process of being redone.
62. Brewer Creek water main extension – along Beach Street.
63. Lynx Ave. to Wall Street now City ownership.
64. Dollar Tree development – use of street and alley.
65. Landfill fee disbursements ordinance.

**EXHIBIT B-1
CITY OF WEBSTER CITY, IOWA
GOAL SETTING SESSION – 2019**

Issues and Concerns – Mayor/City Council Members Responses

1. Unfilled City Manager position
2. Street repair projects
3. Downtown revitalization
4. Economic development
5. Aging population
6. Daycare availability - loans to WC Daycare and Riverview Daycare
7. Future Waste Water Treatment Plant
8. Expansion of bike trails
9. Keeping entryways to City clean of grass and trees
10. Not enough City staff to get jobs done
11. Succession planning of department heads
12. County-City working together more
13. Quality low-income housing
14. Attracting younger families to live in Webster City
15. Aging infrastructure
16. Water Plant Plan of Action
17. Troubled Youth within the community
18. Require all groups requesting City money to have external audit
19. Why City Manager let VeroBlue get in arrears with City
20. First dollar disclosure for Council candidates
21. Determine why City can't get new businesses
22. Develop an Electric Board of Trustees
23. How much land is owned by the City

**EXHIBIT B-2
CITY OF WEBSTER CITY, IOWA
GOAL SETTING SESSION – 2019**

Issues and Concerns – Department Heads

1. Condition of Waste Water Treatment Plant – current and future load capacities with need for nutrient reductions.
2. Downtown –include need for more retail.
3. Dilapidated houses and buildings. Need for aggressive older home rehab program.
4. Balancing the budget without decreasing service.
5. Storm water runoff problem on Edgewood Drive due to housing development.
6. Staffing levels are critically low in Public Safety – Police & Fire.
7. Lack of incoming funds has made it difficult to budget for the future.
8. Lack of community support – us versus them mentality.
9. Housing shortage.
10. Lack of daycare for families.
11. Succession Planning – several of the senior level staff could retire in 5-10 years.
12. Aging outdoor swimming pool.
13. Attract City Manager with the qualifications and vision to foster continued staff growth and create a productive work environment.
14. Annexation for future growth of industry & housing.
15. Transient population.
16. Drugs in community.
17. Business closing for financial reasons & bankruptcy.
18. Street & infrastructure work needed in many areas – not enough money to keep up.
19. Lack of pride – houses needing repair, garbage in yard, not mowed, junk vehicles, etc.
20. Sump pump water freezing on streets and driveways.
21. River bank erosion.
22. Storm sewer funding – storm water utility.
23. Community involvement with departments.
24. Water Rates need to be increased.
25. City's Curb appeal/cleanliness/Inviting
26. Decreased availability of community members and volunteers capabilities.
27. Fire apparatus and equipment that is very outdated and in disrepair – (E34) High cost of replacement.
28. Inability to get businesses to work together when expanding or adding new businesses to an area – example the hodgepodge being built around the Hy-Vee store.
29. Security at City Buildings – process has begun at City Hall.
30. Loss of K-Mart and Shopko – empty buildings.
31. Need more maintenance and upkeep on City parks.
32. Expanding Junquefest – making bigger and BETTER.
33. Move Farmers Market back to City Hall Plaza.
34. Designate area by tree dump for people to cut wood with a permit.
35. Loss of large employer - VeroBlue.
36. Continued issues with junk property and/or junk vehicles in town.
37. Issue with ring of thefts in town, especially as of late.

38. Webster City's Emergency plan update.
39. Waste hauler dumping site.
40. Storm water control of outlets for private subdivisions and developments.
41. Possible New Culture- ("I don't care", "it's your fault", and "you owe me.") emerging in the community.
42. Second Street reconstruction west of Prospect Street.
43. Possible increase in population and diversity and how that could impact community positively (revenue-growth) and negatively (demand of more services).
44. Labor shortage - declining & aging population.
45. Lack of high-quality jobs.
46. Downtown buildings are in very poor condition due to lack of private & public investment.
47. Near record vacancy in downtown store fronts.
48. Legislature threats to eliminate or reduce state budget backfill of property taxes.
49. Increased Opioid addiction.
50. Lack of community vision to help shape community planning.

EXHIBIT C
CITY OF WEBSTER CITY, IOWA
GOAL SETTING SESSION – 2019

Significant Initiatives, Programs & Policies –
Mayor & City Council Members Rankings

A. Goal or Objective – Top Priority	Department Heads Recommendations	Council Votes
1. Succession Planning and cross training to address succession planning of future retirements.....	7	5
2. Research the feasibility of leasing City vehicles versus purchasing vehicles and consider leasing equipment on a rotating basis to ensure safe and dependable equipment is always available.....	2	5
3. Review and lower rates for all utilities and review water & sewer rates to enable improvements and establish a sewer surcharge to help fund new wastewater plant/reimburse General Fund for land purchase.....	13	4
4. New wastewater treatment plant study – review cost and how to finance the project.....	12	4
5. Invest City money in downtown revitalization and program for incentive investment in downtown building improvements and investment in Main Street Iowa or Keep Iowa Beautiful Program.....	11	4
6. City App to notify citizens of events and emergencies.....	10	4
7. Continue cleaning up the community with junk houses, vehicles, etc.....	9	4
8. Comprehensive study for the connection of Boone River Trail to Kendall Young Park.....	4	4
9. Conduct an annexation study – for future expansion.....	4	3

B. Additional Initiatives, Programs, & Policies Considered

Goal or Objective	Department Heads Recommendations	Council Votes
10. Storm Water Utility – explore options to fund repairs.....	6	2
11. Collaboration with County and Chamber for economic development or Contract Economic Development Firm.....	3	2
12. Support Boone Forks Regional Marketing.....	3	2
13. Invest in employees through additional training, college tuition reimbursement, and mentoring programs.....	4	1
14. Comprehensive study for employee personal safety in the workplace...	3	1
15. Promotion of Webster City fully staffed emergency services as a community benefit.....	3	1
16. Proactively re-visit ordinances (1-2 per year) to ensure the City Code is relevant and fitting.....	2	1
17. City personnel attend coursework on emergency management planning, including NIMS 100 and 700 series for hazard mitigation preparedness.....	2	1
18. Prohibit posting on social media from all employees during working hours.....	1	1
19. Burn tree trimming and yard waste twice a year.....	0	1
20. Review possible solutions to maintain leaf & tree disposal site, and enforcement of illegal dumping.....	6	0
21. Utilizing plans from IISC partnership to go after grants for projects to be completed.....	6	0
22. Continue working with business community on ways to improve and develop Webster City.....	4	0
23. Water service connection and water main extension policy/ordinance review.....	4	0
24. Have problem solving groups.....	3	0
25. City wide wi-fi as part of the municipal utility – feasibility study.....	2	0

Goal or Objective	Department Heads Recommendations	Council Votes
26. Community visioning – not strategic plan or comp plan alone.....	2	0
27. Ordinance – plumber street patches – who pays, when, and if not, then what.....	2	0
28. Increase amount of sick leave payout at retirement (20% to 50%)...	2	0
29. Evaluate tax abatement options for new construction NOT on infill lots and tax incentive for new homes.....	1	0
30. Evaluate fireworks city ordinance and if revisions are necessary.....	1	0
31. Reevaluate staffing and reallocate where needed.....	1	0
32. Cybersecurity for public infrastructure/utilities.....	1	0
33. Department building fire alarm review.....	1	0
34. Evaluate effectiveness of wastewater runoff project and future options.....	0	0
35. Have School and City rebuild some of our housing.....	0	0
36. Find another after – school building program – Students are looking for alternative to Fuller Hall.....	0	0
37. Get out of the real estate business.....	0	0
38. Teen mentoring program in a partnership with local service providers.....	0	0
39. Complete rebranding process (new signage).....	0	0
40. City wide cleanup be offered twice a year.....	0	0
41. Review credit card purchasing policy and make possible changes of card issuance and customer billing revisions with card services.....	0	0
42. Selling advertisements on the side of city equipment, such as the street sweeper.....	0	0
43. Substantiate subdivision platting requirements to line up with SUDAS..	0	0

Goal or Objective	Department Heads Recommendations	Council Votes
44. Vehicles Asset Management – by department.....	0	0
45. Allow ATV's on City Streets.....	0	0
46. Allow bow hunting in city limits for land ownership over 2 acres.....	0	0

EXHIBIT D
CITY OF WEBSTER CITY, IOWA
GOAL SETTING SESSION – 2019

Capital Projects & Equipment Purchases –
Mayor/City Council Members Rankings

A. Goals and Objectives – Top Priority	Department Head Recommendations	Council Votes
1. Kendall Young Park improvements, including trail expansion and campgrounds.....	7	5
2. More information & more activities – Boone River, and Kayak access points on Boone River and Water trail enhancement.....	5	5
3. New Waste Water Treatment Plant - \$35.0 million.....	12	4
4. Recreation Center – future expansion.....	10	4
5. Update city parks, bathrooms, and playground equipment - \$300,000.....	7	4
B. Additional Capital Projects Considered		
Goal or Objective	Department Head Recommendations	Council Votes
6. Street Replacement on Second Street from Prospect Street to Overpass Dr. - \$6.0 Million.....	4	1
7. Purchase of new Fire Apparatus/Truck - \$320,000.....	3	1
8. Remodeling City Hall - \$50,000 to \$75,000.....	2	1
9. Future aquatic center or outdoor swimming pool.....	4	0
10. Establish security at the Street Department area via cameras – tree dump/grass site.....	4	0
11. Build larger picnic shelter at Wehrheim Park with bathrooms for events and include more playground equipment and green space.....	4	0
12. Continue upgrades at the Water Plant.....	3	0

Goal or Objective	Department Head Recommendations	Council Votes
13. Purchase of breathing equipment for fire department – \$184,000.....	1	0
14. Twin Park improvements.....	1	0
15. Improved pedestrian crossing on Superior Street – buttons on correct side of street and paint lines on street.....	1	0
16. Ohio St. and Willsom Ave. crosswalk flashing light (similar to Walnut St.) - \$7,000.....	1	0
17. Park upgrades.....	0	0
18. New Public Safety (Fire/Police) Facility.....	0	0
19. Infrastructure Repair Stimulus.....	0	0
20. Indoor shooting range for Police Department.....	0	0
21. New Public Works facility/street shop.....	0	0
22. Update existing waste water lift stations and consider converting to wetwell/submersible pump concept.....	0	0
23. Wind or solar array installed at old dump site.....	0	0
24. Marked bike paths on some streets.....	0	0
25. Street Replacement on Fair Meadow from Des Moines St. to Rodlyn Road - \$2.5 Million.....	0	0
26. Credit card machine for contractors getting water.....	0	0

EXHIBIT E-1
CITY OF WEBSTER CITY, IOWA
GOAL SETTING SESSION – 2019

Teamwork Suggestions – Mayor & City Council Members Responses

1. Continue to weigh and promote open discussion of difficult issues
2. Remain forward thinking on city growth
3. Continue to have Department Heads at Goal Setting Sessions and be an active part of them
4. Have Department Heads report to Council at different times with what is going on in their department.
5. More City and Council gatherings – lunches & picnics
6. County – City – Cooperation and Communication
7. Everyone improving their self-awareness of emotion entering discussions and decision making
8. Quarterly meetings for Council, City Manager and City Clerk
9. Review goals more than yearly, such as quarterly
10. Communication on all levels – between Employees, Departments, and City Council.

EXHIBIT E-2
CITY OF WEBSTER CITY, IOWA
GOAL SETTING SESSION – 2019

Teamwork Suggestions – Department Heads

1. Visit departments to gain knowledge of daily operations, view equipment used and view specific projects currently being worked on. Possible annual tours.
2. Meet to review goals and objectives throughout the year and work through the City Manager, Department Directors and Department Staff to accomplish these goals and make sure that everyone knows the goals and objective and understands them and how to attain them and also schedule follow up meetings to discuss plans of action and timelines.
3. Inform Council on facts regarding particular projects – Cost, Time Frame, Source of Funding, Prioritize, Engineering Costs, and TIME before breaking ground, tax increases, etc.
4. Have a solid understanding of what each City department does.
5. Have a solid understanding of restrictions on each department such as funds, equipment, etc.
6. View the departments as a team working towards one goal.
7. Work together as a unified Council instead of having multiple individual agendas.
8. Engage the community in a visioning process and think BIG.
9. Make decisions based on long-term goals, even if there are painful short-term costs.
10. Do not let decisions be driven by the CAVE people.
11. Support the efforts of the City Staff that align with vision for the community.
12. Understand that economic & community development activities are investments that bring a return, whether direct or indirect, not only costs.
13. Nobody wants to invest in a person or place that is not investing in itself; status-quo is no longer good enough.
14. Communication on all levels – between Employees, Departments, and City Council.
15. Continue to support City Manager – need to create and maintain an environment of respect and trust so that we can attract and retain qualified City Manager.
16. Increased one on one communication between meetings among the Council.
17. Quarterly review of annual goals.
18. Consider holding a retreat with the New City Manager.
19. Continue town hall meetings – Revise as needed.
20. More creative training opportunities.
21. Have an annual meeting with all safety and emergency service personnel to work on initiatives for overall community risk reduction.
22. Annual or biannual training on hazard mitigation planning.
23. Continue to ask the necessary questions of City Staff so that Council is fully informed on decisions affecting the City as a whole.
24. Urge council members to communicate with other council members throughout the state to see what other cities are doing to better their communities and find new ideas that we may not have thought about.
25. Be proactive and not reactive.



Callahan Municipal Consultants, LLC

417 Kaitlynn Ave Anamosa, IA 52205 Cell: 563-599-3708 callahan.cmc@gmail.com

December 17, 2018

**To: Mayor and City Council
Webster City, Iowa**

APPENDIX A

From: Patrick Callahan, Municipal Consultant

Re: Goal Setting Session – 2019

The Mayor and City Council will conduct a goal setting session on Monday, January 28, 2018 starting at 6:00 PM at the Webster City, City Hall. The agenda for the session is enclosed for your review.

The City Department Heads are also scheduled to meet at 3:00 p.m. on January 28th at City Hall to review and discuss potential goals and objectives. An over view of the comments and suggestions of the City Department Heads will be made available to the City Council at the 6:00 p.m. meeting.

We would like to thank you for selecting Callahan Municipal Consultants, LLC to conduct the City Council's goal setting session. We are looking forward to assisting the City on this process.

Strategic Planning or Goal Setting Session

We have facilitated numerous goal setting sessions for cities in Iowa from 2004 to 2018. Each session is unique and informative. When we started doing goal setting sessions in 2004, we developed an advance questionnaire in order to enhance the productivity of the session and reduce the amount of time spent on the more routine portions of the meeting. The questionnaire allows us to review issues in advance and thus provides more time for the primary focus of the session, which is to discuss, review, and prioritize the City Council's goals and objectives. We would like to thank you for responding to the advance questionnaire for this year's goal setting session.

City Accomplishments

The first thing that we like to do at these sessions is to reflect upon the City's recent accomplishments. Many council members in other cities are so focused on the current or most pressing issues of the time that they sometimes lose track of all the city's accomplishments. Most council members are pleasantly surprised to review how much has actually been accomplished by their city over a span of two years.

Issues, Concerns, and Trends

We also like to take the time to look to the future as to issues or trends that have the potential to impact the City in either a positive or negative manner. A positive trend might be an increase in new housing construction. Whereas, a negative concern could be the passage of a bill by the Iowa General Assembly that might drastically reduce property tax revenues. While the City may have little or no control over some of these trends or issues, it is usually better to acknowledge them and possibly develop a "game plan" as to how to address them in the future.

Policies, Programs, and Initiatives

It is important that we take time to review and discuss the list of potential programs, policies, and initiatives. Examples might include updating the City's employee's handbook or the development of another source of revenue for the general fund. The Council will be asked to prioritize these proposals.

Capital Projects & Equipment Purchases

It is also important to take the time to itemize and prioritize the City's future capital projects and major equipment needs. If the City does not have a capital improvements plan (CIP) for all City departments, we will want to identify any projects or equipment purchases that could be included in the City's CIP. We will review, discuss, and prioritize the City's capital projects and equipment needs. The direction provided by the City Council at this session will be very useful to the City Department Heads, as they develop or update the City's capital improvements plan.

Team Work Objectives

The final part of the session will be a discussion regarding team work and how the City Council members interact with each other and the City employees. We may identify and discuss ways to enhance the level of communication between the City Council and the organizations or persons who interact with the Council. If you are pleased with the current level of interaction with each other, the City employees, the local residents, and outside agencies, then this portion of the session may be brief.

Completion of Questionnaire

There is enclosed a questionnaire that we would ask all the elected officials and city department heads to complete prior to the goal setting session. We will summarize the results of the questionnaire and make them available prior to the meeting. In order to have enough time to summarize the results, please return the questionnaire to us by January 14th.

If it is more convenient to list your responses to the questionnaire on separate sheets, you are welcome to do so. You can list the five headings and provide your comments under each of the topics. The questionnaire will also be made available as a word document.

We promise to maintain the confidentiality of the responses to the questions on the questionnaire. The summary of the responses to the questions will not make reference to any names or individuals.

You are welcome to mail your completed questionnaire to Patrick Callahan, 417 Kaitlynn Avenue, Anamosa, Iowa 52205 or you can send it to our e-mail at callahan.cmc@gmail.com. You can also give your questionnaire to Beth Chelesvig, and she can forward them to us.

Final Goal Setting Report

We will prepare a final report summarizing the Council's 2019 goal setting session. We will also provide you with some suggestions on how to monitor the progress of accomplishing the Council's goals and objectives and ways to communicate these goals to the ultimate "bosses or owners" – the citizens of Webster City.

Thank you for making the commitment to attend this goal setting session on January 28th. We look forward to meeting with you.

APPENDIX B

CITY OF WEBSTER CITY, IOWA CITY DEPARTMENT HEADS GOAL SETTING SESSION – 2019

**Monday, January 28, 2019
3:00 PM
Webster City - City Hall**

AGENDA

1. Introduction and Opening Comments
2. General Overview of the Meeting and the Goal Setting Report
3. Brief Review of City Accomplishments – Past Two Years – Exhibits A-1 & A-2
4. Brief Review of Issues, Concerns and Trends – Exhibits B-1 & B-2
5. Review and Ranking of Programs, Policies, and Initiatives – Exhibits C-1 & C-2
 - A. Review of Proposed Initiatives
 - B. Clarification of Items
 - C. Revisions, Additions, Deletions and Combinations of Items
 - D. Ranking of Items – Placing of the “Dots”
 - E. Review List of “Givens” or Ongoing Projects
6. Review and Ranking of Capital Projects & Equipment Purchases – Exhibits D-1 & D-2
 - A. Review of proposed projects
 - B. Clarification of items
 - C. Revisions, Additions, Deletions and Combinations of Projects
 - D. Ranking of Items – Placing of the “Dots”
 - E. Review List of “Givens” or Ongoing Projects
7. Review/Evaluate “Team Work Objectives” – Exhibits E-1 & E-2
8. Final Report to the Mayor and City Council – 2019 Strategic Planning Process
9. Questions, Comments, and Suggestions
10. Adjourn

APPENDIX C

MAYOR & CITY COUNCIL GOAL SETTING SESSION – 2019 WEBSTER CITY, IOWA

PRELIMINARY QUESTIONNAIRE (Due – January 14th)

Introduction

The Mayor and City Council of the City of Webster City will be conducting a goal setting session on Monday, January 28th at 6:00 PM, at the Webster City City Hall. The purpose of the session will be to identify and prioritize the City's overall goals and objectives for the next two years. In order to prepare for this session, you have been asked to help identify key issues and potential objectives that will be reviewed by the Mayor and City Council prior to the ranking of any goals for the City. It is requested that you list your responses to the following questions.

I. Major Accomplishments

Please list the top five to ten major accomplishments of the City of Webster City over the past two years. These accomplishments could be as large as a street project or as simple as a newly adopted city policy. The items do not need to be in any particular order.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

II. Issues, Concerns, Trends, and Opportunities

Please list specific issues, concerns that you have regarding future city services, policies or operations. These issues or concerns can relate to such things as an aging population or loss of state revenues. You do not need to identify the potential answers or solutions to your concerns.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

III. Significant Initiatives, Programs or Policies

It is requested that you list any initiative, program or policy that you think that the City should consider in the next two years. Examples of such items from other cities have included such things as updating employee job descriptions, writing a policy on open burning, conducting an annexation study, reviewing water and sewer rates, etc. These suggestions should not include construction projects or equipment purchases, as these will be listed in the following section. These items do not have to be listed in any particular order.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

IV. Capital Projects / Construction Projects / Equipment Purchases

Please list the capital projects or equipment purchases that you think the City should consider over the next three years. These capital projects could include such things as street construction, public works equipment, public safety equipment, etc. If you have a rough estimate on the cost of such projects, please note it.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

V. Teamwork

In order to accomplish the selected goals and objectives, it is important that the City's elected officials work as a team and have good decision making skills. Please list some suggestions that the Mayor and City Council members could do in the future to improve the Council's teamwork, decision making process, and ability to accomplish the stated goals and objectives.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Please designate your role with the City: _____ Elected Official _____ City Dept. Heads

Return of Questionnaire

Please complete and return this questionnaire to Beth Chelesvig or Patrick Callahan (callahan.cmc@gmail.com) by January 14th.

Note: If it more convenient to list your responses to the questionnaire on separate sheets, you are welcome to do so. You can list the five headings and provide your comments under each of the topics.

MEMORANDUM

TO: Mayor and Council

FROM: Beth Chelesvig

DATE OF MEMO: February 18, 2019

RE: Professional Fire Fighter's, Local #1940 Work Agreement 2019-2020

SUMMARY:

Resolution approving Professional Fire Fighter's, Local #1940 work agreement for 2019-2020 and approving the execution of same by the City Manager.

PREVIOUS COUNCIL ACTION:

The previous work agreement applied to fiscal years 2018-2019.

BACKGROUND/DISCUSSION: (full collective bargaining agreement and tentative agreement attached)

The agreement will be for one year and includes the amendments as listed in the attached resolution and tentative agreement. This bargaining session all resolutions were compiled into a formal collective bargaining agreement which is also attached for approval.

FINANCIAL IMPLICATIONS:

All costs are included in the budget.

RECOMMENDATION:

I recommend the Council adopt the Resolution approving Professional Fire Fighter's, Local #1940 work agreement for 2019-20 and approving the execution of same by the City Manager.

CITY MANAGER COMMENTS: I also recommend the City Council adopt this resolution.

RESOLUTION NO. 2019- _____
APPROVING FIRE DEPARTMENT WORK AGREEMENT FOR
2019-2020 AND APPROVING THE EXECUTION OF SAME BY THE CITY MANAGER.

WHEREAS, after Collective Bargaining procedures, the City of Webster City and the Iowa Association of Professional Fire Fighters Local #1940 have agreed the existing work agreement shall apply for the fiscal year July 1, 2019– June 30, 2020, including the following amendments:

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa that the work agreement for the Iowa Association of Professional Fire Fighters Local #1940 for the 2019 - 2020 fiscal years is hereby approved and the execution by the City Manager is hereby approved.

Duration of Agreement

This agreement shall be in effect for a period of one (1) year beginning July 1, 2019 and ending June 30, 2020.

Wage Rates

The City proposes that there be a three percent increase (3.00%) in the wage rates for employees as of July 1, 2019.

ARTICLE 6
HOURS OF WORK AND OVERTIME

Work Schedule

Normal working schedules for the Webster City Fire Department members shall be on the basis of a total of fifty-six hours per week. A normal shift day shall be defined as twenty-four consecutive hours commencing at 0800 until 0800 the following morning – 24 on, 24 off, 24 on, 24 off, 24 on, 96 off, repeat.

Compensatory Time

Each full-time fire department employee will have the option to accrue compensatory time up to ~~48-hour~~ 72-hour limit max.

ARTICLE 9
SICK LEAVE/PERSONAL DAY

Personal Day

If an employee uses ~~less than~~ twenty-four (24) hours or less of sick leave during a calendar year, the employee will be granted one (1) additional personal day which must be used during the succeeding calendar year.

ARTICLE 7
VACATION

Vacation requests:

For vacation requests made thirty (30) or more days prior to the day(s) requested, such requests are to be granted subject to shift coverage availability. When vacation requests are made less than thirty (30) days prior to the day(s) requested, approval of the leave requested is subject to availability by relief/on-call firefighters and, in the event a relief/on-call firefighter is unavailable, subject to the Chief's discretion regarding overtime costs. Regardless, employees may trade shifts with other full-time staff subject to providing the Chief with advance notice.

ARTICLE 12
SAFETY

The City will pay for Hepatitis B immunization shots. ~~This immunization program consists of three (3) shots given over a six (6) month period. Each shot will cost approximately \$45.00. Total cost per member would be approximately \$135.00.~~
121 of 270

**ARTICLE 14
GRIEVANCE PROCEDURE**

Section C

Any grievance shall first be presented in writing to the Fire Chief within ten calendar days after ~~of~~ the first occurrence giving rise to the grievance was known or should have been known by the aggrieved party. The Chief shall resolve the grievance within seven calendar days from the filing of it.

Exhibit "A"

Steps

~~Commencing December 1, 1980 and each December hereafter,~~ Firefighters shall be evaluated on their performance by the Chief in June of each year. If such performance is satisfactory, the Firefighter shall receive a step effective the first full pay period in January July. The determinants of satisfactory performance shall be reasonable by accepted firefighter standards.

Once the 5th Class Firefighter position is reached no further advancement will occur until a lieutenant captain opening occurs.

~~One unsatisfactory performance review will result in the employee being placed on probation for a period of one year. Two consecutive unsatisfactory reviews will result in dismissal. No step will be granted for unsatisfactory reviews.~~

An unsatisfactory performance evaluation will result in no increase in pay, a performance improvement plan will be developed and employee will be evaluated again in six-months. At six-months if the employee receives a satisfactory performance evaluation the raise will be granted at that time (it is not retro-active). At six-months if the employee receives an unsatisfactory evaluation the employee will be put on notice that a performance evaluation will take place in six-months with an additional unsatisfactory evaluation resulting in disciplinary action, up to and including dismissal.

Duration of Agreement

This agreement shall be in effect for a period of one (1) year beginning July 1, 2019 and ending June 30, 2020.

Additional Proposal

Over the course of this contract there will be a committee established consisting of representatives of the union and the City which will meet on mutually agreeable dates and will review existing contract and agree bargaining for the contract beginning on July 1, 2019.

All previous agreements not affected by this agreement will remain in effect.

Passed and adopted this 4th day of March, 2019.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

TENTATIVE AGREEMENT
BETWEEN
CITY OF WEBSTER CITY, IOWA
AND
IOWA ASSOCIATION OF PROFESSIONAL FIRE FIGHTER'S, LOCAL 1940
2019-2020

Duration of Agreement

This agreement shall be in effect for a period of one (1) year beginning July 1, 2019 and ending June 30, 2020.

Wage Rates

There will be a three percent increase (3.00%) in the wage rates for employees as of July 1, 2019.

**ARTICLE 6
HOURS OF WORK AND OVERTIME**

Work Schedule

Normal working schedules for the Webster City Fire Department members shall be on the basis of a total of fifty-six hours per week. A normal shift day shall be defined as twenty-four consecutive hours commencing at 0800 until 0800 the following morning – 24 on, 24 off, 24 on, 24 off, 24 on, 24 off, repeat.

Compensatory Time

Each full-time fire department employee will have the option to accrue compensatory time up to ~~48-hour~~ 72-hour limit max.

**ARTICLE 9
SICK LEAVE/PERSONAL DAY**

Personal Day

If an employee uses ~~less than~~ twenty-four (24) hours ~~or less~~ of sick leave during a calendar year, the employee will be granted one (1) additional personal day which must be used during the succeeding calendar year.

**ARTICLE 7
VACATION**

Vacation requests:

For vacation requests made thirty (30) or more days prior to the day(s) requested, such requests are to be granted subject to shift coverage availability. When vacation requests are made less than thirty (30) days prior to the day(s) requested, approval of the leave requested is subject to availability by relief/on-call firefighters and, in the event a relief/on-call firefighter is unavailable, subject to the Chief's discretion regarding overtime costs. Regardless, employees may trade shifts with other full-time staff subject to providing the Chief with advance notice.

**ARTICLE 12
SAFETY**

The City will pay for Hepatitis B immunization shots. ~~This immunization program consists of three (3) shots given over a six (6) month period. Each shot will cost approximately \$45.00. Total cost per member would be approximately \$135.00.~~

**ARTICLE 14
GRIEVANCE PROCEDURE**

Section C

Any grievance shall first be presented in writing to the Fire Chief within ten calendar days ~~after~~ of the first occurrence giving rise to the grievance was known or should have been known by the aggrieved party. The Chief shall resolve the grievance within seven calendar days from the filing of it.

Exhibit "A"

Steps

~~Commencing December 1, 1980 and each December hereafter,~~ Firefighters shall be evaluated on their performance by the Chief in June of each year. If such performance is satisfactory, the Firefighter shall receive a step effective the first full pay period in January July. The determinants of satisfactory performance shall be reasonable by accepted firefighter standards.

Once the 5th Class Firefighter position is reached no further advancement will occur until a lieutenant captain opening occurs.

~~One unsatisfactory performance review will result in the employee being placed on probation for a period of one year. Two consecutive unsatisfactory reviews will result in dismissal. No step will be granted for unsatisfactory reviews.~~

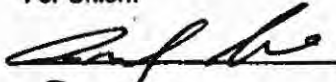
An unsatisfactory performance evaluation will result in no increase in pay, a performance improvement plan will be developed and employee will be evaluated again in six-months. At six-months if the employee receives a satisfactory performance evaluation the raise will be granted at that time (it is not retro-active). At six-months if the employee receives an unsatisfactory evaluation the employee will be put on notice that a performance evaluation will take place in six-months with an additional unsatisfactory evaluation resulting in disciplinary action, up to and including dismissal.

Additional Proposal

Over the course of this contract there will be a committee established consisting of representatives of the union and the City which will meet on mutually agreeable dates and will review existing contract and agree bargaining for the contract beginning on July 1, 2019.

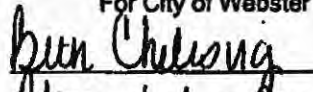
All previous agreements not affected by this agreement will remain in effect.

For Union:


PRESIDENT

Date 02/26/19

For City of Webster City:


Administrative Services Director

Date 2/26/19

LABOR AGREEMENT

BETWEEN

THE CITY OF WEBSTER CITY, IOWA

AND

PROFESSIONAL FIRE FIGHTER'S, LOCAL #1940

JULY 1, 2019 through JUNE 30, 2020

**AGREEMENT BETWEEN
CITY OF WEBSTER CITY, IOWA
AND
IOWA ASSOCIATION OF PROFESSIONAL FIRE FIGHTERS LOCAL #1940**

2019-2020

**ARTICLE 1
PREAMBLE**

It is the intent and purpose of the Agreement to promote and insure a spirit of confidence and cooperation between the City of Webster City, Iowa, and the members of the Webster City Fire Department, and to set forth the compensation, and procedural policies agreed to by the members of the City of Webster City Fire Department and the City of Webster City. Any article of this Agreement, paragraph or part thereof, in conflict with the Civil Service laws, the regulations of the State of Iowa governing fire departments, or the Public Employees Relations Act, shall be void and of no force and effect.

**ARTICLE 2
RECOGNITION OF THE UNION**

Pursuant to and in accordance with all applicable provisions of the Act and in recognition of the Board's certification of the Union in Case No. 608, the City does hereby recognize the Union during the term of this Agreement, as the sole and exclusive representative for all Employees of the City included in the Bargaining Unit as:

Included: All Firefighters, Captains, of the Webster City Fire Department.

Excluded: Fire Chief, Assistant Chief, and all other employees excluded by Section 4 of the Act.

**ARTICLE 3
DISCRIMINATION**

The City will not interfere with or discriminate, in respect to any term or condition of employment, against any Employee covered by this Agreement because of membership in the Union or legitimate and legal activity required in this Agreement on behalf of the Union.

The Union recognizes its responsibilities as the exclusive bargaining representative and agrees to represent all Employees in the unit without discrimination, restraint or coercion.

The provisions of this Agreement shall be applied equally to all Employees without discrimination as to age, sex, marital status, race, color, creed, national origin, political

affiliation, or disability. The Union shall share equally with the City the responsibilities for applying this provision of the Agreement. Further, the Union agrees to cooperate fully in any affirmative action program or activity undertaken by the City or required of the City by any agency of the State or Federal Government.

ARTICLE 4 SENIORITY

Seniority shall be as defined in Section 400.12 Code of Iowa. In the event that a layoff should occur in the Webster City Fire Department, said reduction in employment shall be pursuant to Section 400.28 Code of Iowa.

ARTICLE 5 WAGES

Rates of Pay

The rates of pay and advancement through steps recognized as part of this agreement shall be shown in Exhibit "A" attached hereto and made a part hereof.

Longevity

Longevity will build to a maximum of .48 at 30 years of service according to the following schedule:

# of Years	Fire	# of Years	Fire	# of Years	Fire
1	0.02	11	0.18	21	0.35
2	0.03	12	0.2	22	0.36
3	0.05	13	0.21	23	0.38
4	0.07	14	0.23	24	0.4
5	0.08	15	0.25	25	0.41
6	0.1	16	0.26	26	0.42
7	0.12	17	0.28	27	0.44
8	0.13	18	0.3	28	0.45
9	0.15	19	0.31	29	0.46
10	0.16	20	0.33	30	0.48

ARTICLE 6 HOURS OF WORK AND OVERTIME

Work Schedule

Normal working schedules for the Webster City Fire Department members shall be on the basis of a total of fifty-six hours per week. A normal shift day shall be defined as twenty-four consecutive hours commencing at 0800 until 0800 the following morning – 24 on, 24 off, 24 on, 24 off, 24 on, 96 off, repeat.

Department of Labor hours (DOL hours)

Full-time employees who during the established work cycle actually works all regularly scheduled shifts in a 7-day time period (beginning at 12:00 a.m. on Sunday and ending at 12:00 p.m. on the following Saturday) shall receive an additional 3 hours of straight time pay for that week.

Overtime

Firefighter overtime wages are to be calculated at double times their hourly rate based on a 56-hour week.

Compensatory Time

Each full-time fire department employee will have the option to accrue compensatory time up to 72-hour limit max.

Call-Back Pay

All employees called or paged to work shall be guaranteed a two (2) hour minimum call-back pay.

ARTICLE 7 VACATION

All members of the Webster City Fire Department will be granted vacation with pay on the following basis:

Vacation

1-5 years	6 working shifts
6-9 years	7 working shifts
10-14 years	9 working shifts
15-17 years	11 working shifts
17+ years	12 working shifts

Vacation should be taken within a twelve (12) month period after the completion of the year in which it is earned. If an employee has not taken all the vacation, a maximum of 3 shifts (72 hours) can be carried over and used in addition to the new years vacation leave. In special circumstances the City Manager may allow employee to carry over more than 3 shifts (72 hours). Written approval must be obtained by the employee.

Vacation requests:

For vacation requests made thirty (30) or more days prior to the day(s) requested, such requests are to be granted subject to shift coverage availability. When vacation requests are made less than thirty (30) days prior to the day(s) requested, approval of the leave requested is subject to availability by relief/on-call firefighters and, in the event a relief/on-call firefighter is unavailable, subject to the Chief's discretion regarding overtime costs. Regardless, employees may trade shifts with other full-time staff subject to providing the Chief with advance notice.

ARTICLE 8 HOLIDAYS

Holiday Pay

Unit members shall receive 4 working shifts (96 hours) as holiday hours per calendar year.

Unit members shall receive additional pay of four (4) hours, at normal overtime rate, starting a shift on the day before Christmas (December 24) and the day before New Year's (December 31).

Firefighters beginning his/her shift on a city recognized holiday shall receive an additional 8 hours pay at their normal overtime rate.

The holidays which are recognized by the City are:

- New Year's Day (January 1)
- Memorial Day (the last Monday in May)
- Independence Day (July 4)
- Labor Day (the first Monday in September)
- Veteran's Day
- Thanksgiving (the fourth Thursday in November)
- The Friday following Thanksgiving
- Christmas Eve afternoon (December 24)
- Christmas Day (December 25)
- New Year's Eve afternoon (December 31)

ARTICLE 9 SICK LEAVE/PERSONAL DAY/COMPENSATORY TIME

Sick Leave

Sick leave will accrue at 11.2 hours per month to maximum of 150 days or 1680 hours.

Severance

25% of unused sick leave will be given after ten (10) years of service.

Personal Day

Employees will receive one (1) personal day each January 1. The personal day must be used in its entirety within the calendar year.

If an employee uses twenty-four (24) hours or less of sick leave during a calendar year, the employee will be granted one (1) additional personal day which must be used during the succeeding calendar year.

ARTICLE 10 INSURANCE

Insurance

The premium percentage payments to be made by the City and by employees that were in effect on January 1, 2012 will remain in effect. The union agrees to accept any benefit or co-pay changes that are approved for non-bargaining employee's duration of agreement.

The City's monthly contribution for Group Health, Dental, Vision and \$20,000 Term Life Insurance for each full-time employee will be as follows:

	<u>City %</u>	<u>Employee %</u>
Single Coverage	100%	0%
Family Coverage	87%	13%

Benefits

Full-time fire department employees may elect to participate in a flexible spending account for reimbursement of authorized medical expenses and/or dependent care account for reimbursement of child care expenses.

Full-time employees may purchase any of the following benefits at their own expense:

Deferred Compensation
Accident/Disability Insurance
Cancer Insurance
Long Term Care Insurance
Dependent Life

ARTICLE 11 CLOTHING ALLOWANCE

Clothing Allowance

Annual clothing allowance of \$425.00 will be paid to full-time fire department employees as follows:

\$212.50 – first payroll in July

\$212.50 – first payroll in December

ARTICLE 12 SAFETY

Safety

City agrees to examine yearly the protective clothing of each bargaining unit member and to replace any such clothing that is not functional.

The City will pay for Hepatitis B immunization shots.

ARTICLE 13 DISCIPLINARY ACTION AND DEMOTION

All matters pertaining to demotion, discharge, and discipline shall be handled pursuant to Chapter 400 Code of Iowa. Civil Service procedures shall be recognized as the sole remedy.

ARTICLE 14 GRIEVANCE PROCEDURE

Section A

A grievance may be filed by any employee or the Union.

Section B

An employee will use this grievance procedure for the resolution and determination of grievances. The civil service appeal procedure provided under Iowa Code Chapter 400 will be used to resolve all matters pertaining to demotion, discharge, and discipline, and such matters will not be subject to the grievance procedure.

Section C

Any grievance shall first be presented in writing to the Fire Chief within ten calendar days after the first occurrence giving rise to the grievance was known or should have been known by the aggrieved party. The Chief shall resolve the grievance within seven calendar days from the filing of it.

If the Chief has not resolved the grievance in a timely manner, or if the Chief's decision is unacceptable to the grievant, the grievance may be appealed in writing to the City Manager. Appeal from an unfavorable decision must be presented within ten calendar days of that decision. The City Manager shall then consult with the Chief and the grievant. The City Manager shall notify the grievant of his/her decision within seven working days of the filing of the appeal.

If the employee does not agree with the decision of the City Manager, the Union may, within seven working days of the receipt of the decision, submit a written request to the City Manager for arbitration. If the City Manager does not file a decision within seven working days, the Union may request arbitration within seven calendar days of the expiration of the time limitation for the City Manager to provide a written decision. If the union and the City Manager do not agree to an arbitrator within ten working days after the receipt of the request for arbitration, the City Manager shall request the Public Employee Relations Board to appoint an arbitrator. The letter to PERB will request that a panel of five possible arbitrators be sent to both the City and the grievant. Upon receipt of the panel, the City Manager and the grievant or his/her/its representative shall meet within ten calendar days to strike four names from the panel in order to arrive at the arbitrator for the case. The process of striking shall begin with a coin flip to

determine the order of striking. The details of the coin flip procedure will be agreed to by the parties at the time of the flip. After selection of the arbitrator, the parties will notify PERB and contact the arbitrator to make appropriate arrangements to resolve the grievance.

The decision of the arbitrator, will be final and binding on the parties. All costs incurred as a result of the appointment of the arbitrator shall be divided equally between the City and the Union or (employee if he/she proceeds without Union representation).

The Fire Chief and the City Manager shall keep files concerning all grievances. Those files will not be used to evaluate personnel for promotion or wages, but are always available for examination by his/her representative, and the Union.

Employees are entitled to union representation at all steps of the grievance procedure.

Union stewards; shall be allotted time off to investigate grievances.

All time limitations provided in the Section may be extended by mutual agreement between the City Manager and the grievant.

ARTICLE 15 DURATION AND SIGNATURE

Duration

This Agreement shall be effective on July 1, 2019, and shall continue in effect until June 30, 2020.

Exhibit "A"

Pay Scale

July 1, 2019 - June 30, 2020 3% across - the - board

Classification	Step 1	Step 2	Step 3	Step 4	Step 5
11 Firefighter	\$15.16 \$ 44,145.92	\$15.60 \$ 45,427.20	\$16.05 \$ 46,737.60	\$16.69 \$ 48,601.28	\$17.16 \$ 49,989.92
13 Captain	\$17.63 \$ 51,338.56	\$18.36 \$ 53,464.32	\$19.08 \$ 55,560.96	\$19.69 \$ 57,337.28	\$20.36 \$ 59,288.32

Steps

Firefighters shall be evaluated on their performance by the Chief in June of each year. If such performance is satisfactory, the Firefighter shall receive a step effective the first full pay period in July. The determinants of satisfactory performance shall be reasonable by accepted firefighter standards.

Once the 5th class firefighter position is reached no further advancement will occur until a captain opening occurs.

An unsatisfactory performance evaluation will result in no increase in pay, a performance improvement plan will be developed and employee will be evaluated again in six-months. At six-months if the employee receives a satisfactory performance evaluation the raise will be granted at that time (it is not retro-active). At six-months if the employee receives an unsatisfactory evaluation the employee will be put on notice that a performance evaluation will take place in six-months with an additional unsatisfactory evaluation resulting in disciplinary action, up to and including dismissal.

Additional Proposal

Over the course of this contract there will be a committee established consisting of representatives of the union and the City which will meet on mutually agreeable dates and will review existing contract and agree bargaining for the contract beginning on July 1, 2019.

MEMORANDUM

TO: Mayor and Council

FROM: Beth Chelesvig, Administrative Services Director

DATE: February 25, 2019

RE: Search Firm Proposals

SUMMARY: Attached are the cost proposals from three search firms for city manager recruitment process. I have also attached summary to assist in comparing costs.

We sent out five requests (Huelife, Slavin, SGR, Pat Callahan, Mark Jackson). Slavin did not return a proposal and Pat Callahan, Mark Jackson and Brent Hinson returned a joint proposal.

PREVIOUS COUNCIL ACTION: Approval of the RFP process.

BACKGROUND/DISCUSSION:

In the past the City of Webster City has used a search firm to fill the position of City Manager. We have used the Brimeyer Group (now Huelife) and GovHR in the past.

I have spoken to other cities that have used both Huelife and Pat Callahan and they seem to be happy with the service that they received. SGR is a respected firm that has a very thorough approach to the process, their exposure in Iowa is limited so I was not able to speak to anyone in Iowa with experience with them.

While the process each firm uses may vary a bit the basic steps are similar, with all estimating a June/July start date. I have attached the basic proposals from each firm to this memo. On Monday I sent out the brochure examples, etc. that each firm sent but I didn't attach them again to this memo. If you would like to see those again please let me know and I will get them to you.

FINANCIAL IMPLICATIONS: As far as the overall budget the cost of using a search firm would be offset as a result of not paying City Manager's salary/benefits for the past several months.

RECOMMENDATION: To enter into agreement with firm to conduct the City Manager Recruitment Process.

CITY MANAGER COMMENTS: I also recommend the City Council choose one of the three firms to coordinate the search for a new City Manager.

	Professional Fee Est. Fee	Fees out of other expenses Est. Fee	Adaptation, est.	Background Checks	Management Profile Assessment	Est. Total	Restrictions	Project Manager	Est. Travel Expenses Candidates & Staff
Firm									
Callahan Murdock Consultants, LLC	10000	1500	1500	Included in other expenses	Not proposed	19,800, 12 month - expenses	Restrictions	Project Manager	John Shindler
Mutual	17000	4750	Included in additional expenses	Included in other expenses - est. 4	Included in other expenses	24,450, 18 month - expenses		Pat Callahan	Mason City, Bitt, Windsor, Sheldon
SGP	15000	8000	Included in additional expenses	Included in other expenses	Included in other expenses - est. 4	27,100, 18 month - expenses		Richard Furman	Green, Spruill, Olson, O'Rourke
					\$1500/candidate - est. 4			Ron McLeod, Kurt Hodgson	Have completed several searches in Mississippi - interested in other areas

EXHIBIT A

Callahan Municipal Consultants, LLC

**Response to Request for Proposal
City Manager Position
City of Webster City, Iowa
February 20, 2019**

**Callahan Municipal Consultants, LLC – Patrick Callahan
Hinson Consulting, LLC – Brent Hinson
Mark A. Jackson Consulting, LLC – Mark Jackson**

**Primary Contact Person:
Callahan Municipal Consultants, LLC
Patrick Callahan
417 Kaitlyn Avenue
Anamosa, IA 52205
563-599-3708
callahan.cmc@gmail.com**



City Manager Search Process

City of Webster City, Iowa

A. Introduction

First of all, we would like to thank you for the opportunity to submit this response to the request for proposals to assist the City of Webster City with the search for a city manager. We have over 45 years of experience in city government as both a city manager/city administrator and as a consultant to cities. We established Callahan Municipal Consultants, LLC in 2013.

Callahan Municipal Consultants will be assisted with the search by Brent Hinson with Hinson Consulting, LLC, which was established in 2014. A brief history of Mr. Hinson's career in city government and municipal consulting is included in this proposal.

Callahan Municipal Consultants, LLC will also be assisted with this search process by Mark Jackson, with Mark A. Jackson Consulting, LLC. A brief history of Mr. Jackson's career in city government and municipal consulting is included in this proposal.

Since Callahan Municipal Consultants, LLC was established in 2013, we have assisted cities with searches for city managers or city administrators. We assisted the cities of Cascade, Guttenberg, Vinton, Fort Madison, Fairfield, Tiffin, Treynor, Forest City, Centerville, Ely, Tipton, Central City, West Branch, Anamosa, Bloomfield, Carlisle, Colfax, Peosta, Winterset, and Britt with the recruitment of a city administrator.

B. Statement of History and Experience of Firm

Patrick Callahan will serve as the project manager and will have direct responsibility for the services provided to the City Council. In addition to Mr. Callahan's experience with executive searches, Mr. Callahan has a total of 45 years of experience in municipal government. A brief summary of his experience includes:

1. Assistant to the Director of Public Works – City of Fort Madison, IA – 1974-1977
2. City Administrator – City of West Point, Iowa – 1977 to 1978
3. City Manager – City of Maquoketa, Iowa – 1978 to 1993
4. Municipal Consultant – Institute of Public Affairs – 1993 to 2005
5. City Administrator – City of Anamosa, Iowa – 2006 to 2010
6. Municipal Consultant – Snyder & Associates – 2010 to 2013
7. Callahan Municipal Consultants, LLC – 2013 to present

C. Qualifications of Personnel Relating to Executive Searches

1. Callahan Municipal Consultants, LLC

Patrick Callahan has extensive experience assisting cities with the recruitment and selection process for city managers, city administrators, public works directors, and other executive positions from 1995 to 2014. Since establishing Callahan Municipal Consultants, LLC in 2013, Mr. Callahan has conducted the following searches:

1. City of Vinton (Population – 5,257) Search for City Administrator – 2014 Appointment
2. City of Guttenberg (Population – 1,919) Search for City Manager – 2013
3. City of Cascade (Population – 2,159) Search for City Administrator – 2014 Appointment
4. City of Fort Madison (Population – 11,051) Search for City Manager 2014 Appointment
5. City of Fairfield (Population – 10,300) – Search for City Administrator – 2014 & 2017 Appointments
6. City of Tiffin (Population – 2,500) – Search for City Administrator/Clerk – 2015 Appointment
7. City of Treynor (Population – 919) – Search for City Manager/Clerk – 2016 Appointment
8. City of Forest City (Population – 4,151) – Search for City Administrator – 2016 Appointment
9. City of Ely (Population – 2,100) – Search for City Administrator – 2016 Appointment
10. City of Centerville (Population 5,528) – Search for City Administrator – 2016 Appointment
11. City of Tipton (Population – 3,221) Search for City Manager – 2017 Appointment
12. City of Central City (Population – 1,257) Search for City Administrator – 2017 Appointment
13. City of West Branch (Population – 2,322) Search for City Administrator – 2017 Appointment
14. City of Bloomfield (Population 2,640) – Search for City Administrator – 2017 Appointment

15. City of Anamosa (Population – 5,533) – Search for City Administrator – 2017 Appointment
16. City of Britt (Population – 2,069) – Search for city administrator – 2018 Appointment
17. City of Carlisle (Population – 3,876) – Search for city administrator – 2018 Appointment
18. City of Winterset (Population -5,190) – Search for city administrator – 2018 Appointment
19. City of Peosta (Population – 1,800) – Search for city administrator – 2018 Appointment
20. City of Colfax (Population – 2,093) – Search for City Administrator – 2018 Appointment

When Mr. Callahan joined Snyder & Associates in July 2010, the Firm's scope of services was expanded to include executive searches for city managers, city administrators, and city department heads. Mr. Callahan's involvement with numerous executive searches provided Snyder & Associates with an opportunity to offer this service to their clients in Iowa.

After joining Snyder & Associates, Mr. Callahan conducted the following executive searches in Iowa and Illinois:

1. City of Maquoketa (Population – 6,141) Director of Public Works, 2011
2. City of Cascade (Population – 2,159) City Administrator, 2011
3. City of Monroe (Population-1,830) City Administrator, 2012
4. Washington County, Iowa Public Health Administrator, 2013
5. Jackson County Economic Alliance – Economic Development Director, 2013
6. City of LaSalle, IL (Population 9,640) Director of Public Works - 2013

Prior to joining Snyder & Associates, Mr. Callahan assisted the Brimeyer Group with searches for city managers and city administrators from 1995 to 2005. He provided assistance with searches in the following cities:

1. City of Dyersville – City Administrator
2. City of Cascade – City Administrator
3. City of Maquoketa – City Manager
4. City of Manchester – City Manager
5. City of Emmetsburg – City Administrator
6. City of Charles City – City Administrator
7. City of West Liberty – City Manager
8. City of West Burlington – City Administrator
9. City of Waukee – City Administrator

10. City of Storm Lake - City Administrator

Mr. Callahan served as the lead consultant for the Brimeyer Group for the searches in Dyersville, Manchester, and West Liberty.

2. Hinson Consulting, LLC – Brent Hinson

Brent Hinson has worked in city government in Iowa for the past 15 years, having served as Finance Director/City Clerk in Iowa Falls; City Administrator in Garner; and his current position of City Administrator in Washington. Brent has owned and operated his own consulting firm, Hinson Consulting, LLC since 2014. He is a past Iowa League of Cities Board member and speaker at League and ICMA conferences.

Consulting Experience has included:

(1) Primary consultant on the following searches:

- Garner - City Administrator (2011)
- Mason City - City Administrator (2018)
- Keokuk - City Administrator (2018)
- Sheldon – City Administrator (2018)

(2) Secondary consultant for Callahan Municipal Consultants from 2015 to 2018

3. Mark A. Jackson Consulting, LLC – Mark Jackson

Consultant Mark A. Jackson has worked in city government for 28 years, first as the Village Manager in Homer, Michigan, and since 1993, as the City Administrator in Story City, Iowa. Mark is an adjunct instructor for Iowa State University, Grand View University, and Iowa Central Community College. He is a past Iowa League of Cities Board member and former President of the Iowa City/County Management Association Board of Directors.

He has provided consulting services for the past 15 years for city manager or city administrator searches for the following cities:

- Garner – City Administrator (2011)
- Algona – City Administrator (2011)
- Mason City – City Administrator (2018)
- Keokuk – City Administrator (2018)
- Sheldon – City Administrator (2018)

Additional clients have included: Garner, Mason City, Washington, VanMeter, Belmond, Prairie City, Algona, Clive, Nora Springs, Carlisle, and Cerro Gordo Department of Public Health for goal setting.

D. Statement of Our Understanding of the Work

We would expect to have an extensive amount of involvement in the search process by the Mayor and all Council Members. The first step in the process would be to convene a meeting of all persons involved to review the search process, to develop a time table, to discuss roles and to discuss any modifications to the process.

We would conduct individual interviews with the Mayor and Council Members, and City Department Heads to gather information regarding the desired background and capabilities for the position. These individual interviews would also include questions regarding the city organization, business climate, services, organizations, city priorities, city projects, and related topics.

After the deadline for applications has passed, we will conduct an initial review of all the applications. If the Council Members are interested, we will include them in this initial review of applications.

Once the five to seven most qualified candidates have been determined, we will schedule skype interviews with these candidates. We would expect that the Council Members would be present for these skype interviews.

We would envision that after the skype interviews, the Council Members would invite three or four candidates to participate in the formal interview process. The Council and citizens would have an opportunity to meet the candidates during an informal reception prior to the formal interviews.

The Mayor and Council would be involved in the formal interview process. We have typically used a two part interview process with the first phase consisting of two Council Members meeting with each candidate in a more informal setting and the second phase being the more traditional interview with the Mayor and all Council Members.

An important step in the search process will be the preparation of a position profile that clearly defines the education, background, management style, capabilities, level of experience, and personality traits of the ideal candidate for the position of city manager in Webster City. This position profile will be sent to potential candidates who have backgrounds that may match the characteristics of the ideal candidate. Contacts will be made by the Consultant to potential candidates, who may have the desired level of experience and background for the position. The Consultant will reference the position profile and state the reasons why they may want to consider becoming an active candidate for the position in Webster City.

The search process will also include the preparation and placement of an advertisement for the position on various web sites. The aspects of the advertising plan for the position will be discussed and determined during the initial planning meeting with the Mayor & Council Members.

The process used to select the finalists for the position will include the following steps.

1. Development of the position profile, as noted above.
2. Comparison of resumes and background information of the candidates to characteristics in the position profile.
3. Preparation of questions for skype interviews and formal interviews that will assist the Council Members in determining whether the candidates possess the desired characteristics for the position.
4. Preparation and use of a rating system and ranking process that will be used during the skype interviews to determine whether the candidates possess the desired characteristics.
5. Completion of reference and background checks of the candidates selected for formal interviews.

The Consultant will assist the Mayor & Council Members with the process of reviewing and analyzing the information obtained during this search process to evaluate the candidates and the selection of the candidate that most closely resembles the ideal candidate for the position.

E. Follow Up Assistance Prior to Employment

We will assist the City with the preparation of an offer of employment with the candidate selected by the Mayor and City Council. We will coordinate the final negotiations between the City and the candidate. If requested, we will provide examples of employment agreements for the Council's consideration.

After the candidate and the City have successfully negotiated the terms of employment, we will talk with the new city manager to discuss and plan for a smooth transition. We will utilize our 45 years of municipal experience and provide advice and assistance as the city manager assumes their new role in your community.

F. Tentative Time Table for Each Step in Process – February 20, 2019

A. Phase I – Advertising & Marketing of Position		
1. Initial Council Meeting to start the process	Consultant/City Council	March
2. Confidential Interviews with Mayor & Council Members	Consultant	April
3. Preparation of Profile	Consultant	April
4. Council Approval of Profile	City	April
5. Preparation of Advertisements	Consultant	April
6. Placement of advertisement and posting on websites	Consultant	April
7. Emailing of Profiles	Consultant	May
8. Phone Calls to Potential Candidates	Consultant	May
9. Deadline for Applications	-	May
B. Phase II – Selection Process		
10. Screening of Candidates	Consultant	May
11. Selection of Candidates for Skype	City Council	May

Interviews		
12. Skype Interviews of Candidates	Consultant/Council	June
13. Mail a Packet of Information to Candidates for Formal Interviews	Consultant	June
14. Education Verification, Credit Checks, & Criminal Background Checks, -Finalists	Consultant	June
15. Calls on Candidates' References	Consultant	June
16. Coordination of Interviews	Consultant	June
17. Actual Interviews	Consultant/Council	June
18. Negotiations with Selected Candidate	Consultant/Mayor	June
19. Approval of Offer of Employment	City Council	June
20. Start of Employment		July

The exact dates of each step in the process will be selected after this proposal has been approved and the City has provided additional information regarding the schedules of the city officials involved in the process.

G. List of Client References

We have listed our most recent searches for various executive positions. The searches for the Cities of Cascade, Monroe, Vinton, Guttenberg, Fort Madison, Tiffin, Treynor, Forest City, Ely, Centerville, Tipton, Central City, West Branch, Bloomfield, Fairfield, Anamosa, Carlisle, Peosta, Winterset, Colfax, and Britt were for the position of city manager or city administrator.

We have conducted searches for two county positions. We conducted a search for a director of public health position for the Washington County, Iowa Board of Health in 2013. We also conducted a search for an economic development director position for Jackson County, Iowa in 2013. Many city and county elected officials were involved with these two successful searches.

We have provided for your consideration the names and telephone numbers of both elected and appointed officials who were involved with our most recent searches. If you need additional contact persons, please feel free to contact us.

The contact persons for the recent searches conducted for Iowa and Illinois governmental organizations are as follows:

1. City of Cascade – Patrick Kearney, Former Council Member 563-543-7668
2. Washington County Board of Health – Wendy Miller 319-591-1790 or Danielle Pettit-Majewski 641-330-2418
3. Jackson County Economic Alliance – Larry “Buck” Koos, Former Chairman of the Board 563-599-7087
4. City of Vinton – John Watson, Former Mayor, 319-929-4386 or 319-472-2841
5. City of Guttenberg – Dr. Russell Loven, Former Mayor, 563-880-3162 or 563-252-1310

6. City of Fort Madison – Brad Randolph, Mayor, 319-371-8371 or Melinda Blind, City Clerk 319-372-7700
7. City of Tiffin – Jim Bartels, Council Member, 319-545-2613 or Mike Ryan, Council Member, 319-545-2203.
8. City of Treynor – Bryce Poland, Former Mayor, 402-926-6831 or Tom Lewis, Council Member, 402-639-5487.
9. City of Forest City – Barney Ruiters, Mayor, 641-585-3311 or Valerie Monson, Personnel Director – 641-585-4597.
10. City of Ely – Eldy Miller, Mayor 319-350-9231.
11. City of Centerville – Neil MacArthur, Former Mayor 641-206-3005
12. City of Tipton – Bryan Carney – Mayor 563-886-4542
13. City of Central City – Don Gray – Mayor – 319-521-7276
14. City of West Branch – Roger Laughlin – Mayor – 319-330-8942
15. City of Bloomfield – John Hilbert, Council Member – 641-208-6466 and Chris Miller, Former Mayor – 515-971-6777.
16. City of Fairfield, Iowa – Ed Malloy – Mayor – 641-233-1080 or Martha Rasmussen – Council Member 641-919-4269.
17. City of Anamosa – Betty Weimer, City Council Member 319-310-4604 and Tammy Coons, City Clerk – 319-462-6055.
18. City of Britt – Ryan Arndorfer, Mayor – 641-512-5436 and Bryan Aitchison, Council Member – 641-425-4804.
19. City of Carlisle – Drew Merrifield, Mayor – 515-229-5800 and Martha Becher, City Clerk – 515-989-3224 and Doug Hammerand, Council Member – 515-681-5360.
20. City of Peosta – Larry Mescher, Mayor 563-599-7070 and Karen Snyder, City Clerk – 563-556-8755 and Kathy Orr, City Council Member – 563-557-8096.
21. City of Winterset – James Olson, Mayor – 515-468-0886 and Phil Macumber, Council Member – 515-468-8326 and Jane Rosien, City Attorney – 515-462-4912.
22. City of Colfax – Nancy Earles, City Clerk – 505-674-4096 and Karla Jones, Council Member - 515-313-7375.

H. Proposed Fees and Scope of Services

We have provided a detailed summary of our fees for the work. We have included a breakdown of our fees, and our out-of-pocket expenses.

Callahan Municipal Consultants has based our fees and expenses on the following scope for services:

1. Develop recruiting specifications, in conjunction with the City Council, and other key individuals selected by the City Council, that addresses the specific duties, responsibilities, operational issues, education and training, leadership qualities, and other factors that are relevant to the position.
2. Coordinate all stages of the process with the City Council, with the collaboration of key staff members from the City of Webster City.

3. Translate the Council requirements into a recruitment brochure, to encompass a nation-wide search, with recruiting activities including selected advertising, networking and direct inquiries, and use of our knowledge of candidates from other searches.
4. Assist the Council in screening the initial pool of applicants to an appropriate number of semi-finalists. Provide the Council with summary reports on semi-finalists and respond to questions.
5. Work with the Council to narrow the semi-finalists group to a list of three or four finalists, to determine an appropriate interview process, and to discuss preliminary terms of an employment agreement.
6. Conduct in-depth interviews, detailed background investigations, and contact references and verify the credentials of finalists. Prepare a report on each finalist. Assist the Council with the candidate interviews.
7. Coordinate and/or conduct any additional assessments and background investigations.
8. Assist the Council with the negotiation of an employment agreement with the selected candidate, as directed by the Council.

Phase I & Phase II
Proposed Consulting Fee Schedule – February 20, 2019

TASKS	LEAD ROLE	FEE
1. Initial Council meeting to start the search process	Consultants/Council	\$ 600
2. Confidential Interviews-City officials	Consultant	\$1,500
3. Preparation of Position Profile	Consultant	\$ 1,500
4. Council Approval of Profile	Council	\$0
5. Preparation of List of Potential Candidates	Consultant	\$ 750
6. Printing or emailing of Profiles	Consultant	\$ 150
7. Preparation of Advertisements	Consultant	\$ 200
8. Placement of Advertisements	Consultant	\$ 200
9. Phone Calls to Potential Candidates	Consultant	\$ 400
10. Screening of Candidates	Consultants/Council	\$2,100
11. Selection of Candidates for Skype Interviews - Council Meeting	Council	\$ 600
12. Skype Interviews of 6 Finalists	Consultants/Council	\$1,600
13. Selection of Candidates for Formal Interviews	Council	-0-
14. Send Packets of Information to Candidates for Interviews	Consultant	\$ 300

15. Education Verification, Credit Checks, & Criminal Background Checks. & Report	Consultant	\$ 900
16. Calls on Candidate References	Consultant	\$ 1,200
17. Coordination of Interviews & Calls to Candidates	Consultant	\$ 1,000
18. Actual Formal Interviews – Two Days	Consultant/Council	\$2,400
19. Negotiations with Selected Candidate	Consultant	\$ 600
20. Formal Approval of Offer of Employment	Council	\$0
SUB-TOTAL – Consulting Fee		\$16,000
Expenses – Mileage, copies, & lodging		\$ 1,500
Grand Total – Not to Exceed		\$17,500

It is agreed and understood that the City of Webster City reserves the right to select only those tasks or steps in the process that the Council determines to be needed for a successful search. The payment to the Consultant shall be based on the actual number of tasks that have been selected by the Council and completed by the Consultant.

Please consider this division of tasks as a proposal that can be modified to meet the Council's expectations. We are flexible as to the tasks that the Council would wish to assign to us.

If we were to follow the division of tasks, as outlined in this proposal, the consulting fee, plus expenses, would not exceed \$17,500. If the Council wants to change the division of tasks, we can modify the fee according to the Council's needs and expectations.

Callahan Municipal Consultants, LLL use the following hourly rates and costs when calculating the fees for our services:

Municipal Consultant	-	\$70. Per hour
Administrative Assistant	-	\$30. Per hour
Mileage Rate – (IRS rate)	-	\$0.53 Per mile

I. Six Month Performance Evaluation Process – Council Option

If requested by the Council, we can assist the City with the six month performance evaluation of the person selected as city manager. In cooperation with the Mayor, City Council Members, and city manager, we will develop a performance evaluation form and rating system. We will distribute and collect the evaluation forms, summarize them, and present the summary to the Mayor, City Council, and city manager. If there is a need for an improvement in some aspect of the performance of the city manager, we will provide advice and suggestions, if requested. The fee for this service would be \$600, plus mileage.

J. Estimated Additional Expenses

The expenses listed in Section H do not include the cost of advertisements for the position. We typically prepare a list of advertising options that can range from no cost to \$600. We will provide a list of such options and the associated cost for each option. The City Council and will then select the preferred options and the costs will be billed directly to the City. The total cost for advertising is typically in the range of \$600 to \$1,200 for the search process.

The City will be responsible for the cost of meals and snacks during the interview process. These costs will be determined by the City, but are normally in the range of \$200 to \$300, depending upon the number of people involved in the process.

The City may offer to pay for the travel costs and lodging of the candidates, who are invited to Webster City for the formal interviews. It will be a Council decision as to whether the City reimburses the candidates for their travel expenses. While the cost will vary, depending upon the number of candidates and their distance from Webster City the City should anticipate that the cost to reimburse candidates for travel expenses could be in the range of \$1,500 to \$2,500.

K. Invoices For Services

As we noted in Section H, we will provide the proposed consulting services for a fee not to exceed \$17,500. This fee includes our direct costs for mileage, lodging, and copies. We would propose that we would submit two invoices to the city with the first invoice due upon the completion of the skype interviews. The balance of the fee would be invoiced to the City upon the completion of the search process. Expenses, such as mileage and copying costs, will be itemized for the City. Copies of receipts will be provided to City, if requested.

L Summary of Guarantee - Reduced Fee

Callahan Municipal Consultants (CMC), LLC will agree to repeat the search process for a reduced fee of \$5,000, plus expenses, for a 12 month period from the date of employment. This guarantee of a substantially reduced fee shall be conditioned upon the premise that the Mayor and City Council and CMC agree that all phases of the process have been successfully completed and the selected candidate agrees to become a member of the International City Management Association (ICMA) and agrees to abide by the ICMA Code of Ethics. If the Mayor and City Council determine that it is necessary to terminate the city manager due to a failure to adequately perform the duties, as specified in the position profile and as represented by the process, we will repeat this search process for a reduced fee of \$5,000, plus the reimbursement of expenses.

Should there be substantial changes in the political situation in the City of Webster City and a decision is made to terminate the city manager for reasons other than failure to perform the duties, as specified in the position profile, this guarantee is subject to negotiations between the Mayor, City Council, and Callahan Municipal Consultants, LLC.

M. Final Comments

We certainly appreciate the opportunity to present this proposal to the City of Webster City. We are willing to modify the search process, as outlined in this proposal, to meet the City's needs and expectations. We have learned from previous searches that each search is unique and the dynamics will vary.

Callahan Municipal Consultants, LLC
Patrick Callahan
417 Kaitlynn Avenue
Anamosa, Iowa 52205
563-599-3708

Callahan.cmc@gmail.com

WEBSTER CITY CITY MANAGER SEARCH

**A proposal for assisting the Community of Webster City in the
recruitment and hiring of a City Manager.**



Submitted by: Dr. Richard Fursman

HueLife

Organization Development and Leadership

5775 Wayzata Blvd #700 | St. Louis Park, MN 55416 |

651.338.2533 | richardfursman@gmail.com



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February 18, 2019

Mayor John Hawkins
400 Second Street
Webster City, IA 50595

RE: Proposal for City Manager Executive Search

Dear Mayor Hawkins and Council Members Miller, McKinney, Talbot and Welch :

On behalf of our team at Huelife, I would like to extend our appreciation for the invitation to submit a proposal to assist you and the citizens of Webster City in the recruitment and selection of your next City Manager. Picking the City's Manager is one of the most important functions you will undertake together. We trust our process, experience, and commitment to you will result in the highest quality and best possible search.

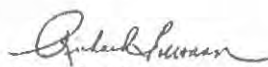
Richard Fursman will be assuming responsibility for the search. Richard has been helping communities for over 10 years in executive search efforts for administrative positions throughout the Midwest. Company project manager/executive assistant, Megan Jacobson, will be assisting with the search with over 7 years of executive search experience. Our team has conducted over 500 executive searches for administrative positions throughout the Midwest.

We will work closely with you to understand your needs and organization culture, so the individuals recruited have the qualities and skills to be successful.

Included with this Letter of Interest are biographies, a select clients list, an estimated timeframe to complete the project and estimated expenses. We are proud of our relationship with Iowa Cities and would very much enjoy reengaging with you again on this vital recruitment.

Thank you again for your consideration.

Very truly yours,


Dr. Richard Fursman Ed. D.
President
5775 Wayzata Blvd #700
St. Louis Park, MN 55416

For additional information about Huelife, please visit www.huelife

Introduction

Statement of Understanding

The **City of Webster City** is reviewing options in preparation for the hiring of a City Manager. It will be the responsibility of the consultant to manage expectations, provide expert guidance, and take careful note of the information provided through the individual council members and the organization as a whole.

Firm Experience Brief history

Founded 1991

Founded by Jim Brimeyer in 1991, Brimeyer Fursman, LLC (now HueLife) is headquartered in the Twin Cities of Minnesota. Current company president, Dr. Richard Fursman has undertaken scores of similar projects in Minnesota, Iowa, Wisconsin, Nebraska, Alaska and South Dakota. During those searches they successfully implemented recruitment strategies, demonstrating expertise in candidate assessment and the development of a selection process that addresses the needs of the organization and the entire community.

Richard has completed over 150 management searches in the Midwest. Partnering with other team-members, he has assisted over 200 organizations in other Organization Development efforts. HueLife is now the industry leader in the process of "Onboarding" or preparing the Organization and new Manager for transition, to ensure the best possible start. We take great care of our client's needs and concerns not only as the process unfolds, but also through the new City Manager's entry and transition.

Current City Executive Search Engagements

The firm is currently engaged in Phase 2 of 3 in searching for a new City Administrator with the City of Lester Prairie, MN, Phase 1 of 3 with the City of Le Mars, IA for a City Administrator, and just completed final interviews for a City Manager with the City of Victoria, MN.

Similar Searches 2011-2018

Some of the more recent executive level searches include the cities of Ada, Little Canada, Gaylord, Bayport, Otsego, Bloomington, Sandstone, Eagan, St. Louis Park, Stillwater, Victoria, Vadnais Heights, Apple Valley, Woodbury, Detroit Lakes, St. Cloud, Minnetonka, Hopkins, Worthington Minnesota; Okoboji, Maquoketa, Clinton, Nevada, Waverly, Ottumwa, Sioux City, and Centerville, Iowa; New Richmond and Kimberly, Wisconsin; and, Petersburg, Alaska.

Search Approach

Approach and Services Overview

Our approach to executive search promotes maximum input from the Mayor and Council, staff, and citizens in the search process. We help guide the process, but *you* are the final authority in the selection of candidates. We maintain continual contact with the client throughout the search and keep the candidates informed as the search progresses. In addition to our milestone meetings with the Mayor and City Council, we will provide periodic updates to keep you informed of our progress. Huelife is committed to accurately portraying all candidates to the City. Likewise, we strive to accurately represent the position to candidates to prevent unrealistic expectations.

Scope of Services Summary (Executive Search)

Phase I Organization Assessment and Develop Position Profile	Meet individually with the Mayor and Council, Department Heads, and key staff. Meet with selected representatives from the community and/or conduct public forums. Develop and present Position Profile.
Phase II Recruitment of Best Candidates	<ul style="list-style-type: none"> • Place announcements • Direct recruiting program • Collect and review resumes • Interview semi-finalists/Screen and evaluate • Prepare and present progress report • Assist elected board with the selection of top 5 candidates for interviews • Personality/Management Profile
Phase III Interview Preparations and Event	<ul style="list-style-type: none"> • Coordinate candidates' interviews • Prepare schedule, questions, review sheets • Monitor interviews and facilitate candidate review session • Develop compensation package • Assist with negotiations • Reference checks - credential verification - credit report - criminal and civil records checks
Optional Services	
Phase IV Onboarding	<ul style="list-style-type: none"> • Onboarding: Socialization process to assist new and existing leadership with the transition to a new City Manager.
Follow-up	<ul style="list-style-type: none"> • 6 months following the Manager's start, we assist in conducting a review.

Detailed Plan of Action Steps and Services Provided by Huelife

Phase I Organization Assessment

Each search process begins with a careful assessment of the current state of the organization. This evaluation is used when the position profile is established to ensure applicants are screened according to the needs and established norms of the organization. You will be asked how much if any, change in direction is hoped for with the new City Manager. Candidates are screened for fit and capacity according to your requirements discovered during the process.

Assessment areas typically include organizational procedures, structure, systems and policies, culture, staff capacity, leadership and management philosophy, and previous experiences. Four methods may be used to gather information for assessment:

1. Interviews
2. Focus Groups
3. Questionnaires
4. Review of artifacts

Employee & Citizen Engagement



Engaging as many stakeholders as possible in this first step of the process will provide an impetus for change needed and prepare the organization for the transition in leadership.

Members of our team have extensive training through the Institute of Cultural Affairs on facilitating community discussions. A critical success factor of the search is identifying community priorities and the environment in which the Manager must function. *We encourage meetings with citizens to further assess the climate of the community with the use of forums and individual interviews.*

Establishing and Evaluating Expectations

A successful search has a thorough definition and agreement by the Mayor and City Council on each aspect of the position. During this initial phase, our consultants will meet collectively and individually with the Mayor and City Council members, Department Directors and Managers, and key staff to learn more about your goals and objectives. Critical factors to be determined include position responsibility and authority; reporting relationships; educational and experience requirements; personal and leadership qualities; and management style. We will carefully review your expectations and provide industry tested feedback. We will discuss pay expectations, the available talent pool, organization fit, and others that come up during the profile formation.

Organizational Review *Coordinated with Manager Search*

An organizational review and City Manager search should be a coordinated process whose elements happen together. The information from the organizational review/assessment is essential for the successful recruitment of the new City Manager. The same analysis becomes the foundation for a plan of action for the new City Manager once they start.

"Mini" Culture Audit

"Mini" Culture Audit: Our highly credentialed and experienced Organization Development professionals understand that when a CEO or Manager leaves, there is often heightened anxiety and work interruptions as people adjust. The areas impacting behavior are communication & expectations, environment, time, and group relations (power issues). The mini culture audit is used to help determine how to best recruit candidates for fit to create a positive work environment.

Position Profile – Recruiting Platform



We will pay considerable attention to establishing organizational goals and priorities for the position. The identification of priorities serves a two-fold purpose: it assists the hiring authority in developing a consensus on what is important for the organization and it alerts potential candidates to the important issues of the organization.

After drafting the Profile, we will meet with the Mayor and City Council as a group to discuss the critical specifications of the position. A great deal of emphasis placed on the agreement of this analysis. Without this information, it is difficult to determine how potential candidates will affect the City's plans and organizational team. The final Position Profile, after approval by the Mayor and City Council, becomes the document against which we evaluate prospective candidates.

**PHASE II
Develop and
Implement an
Approved Recruitment
Plan**

The Position Profile serves as the primary recruitment tool as a means of identifying the scope of the position and highlighting the unique characteristics and qualities of the community. Once the Profile is approved, we will prepare and conduct a comprehensive program to contact candidates and determine sources of candidates.

**Place Announcements
Recruit Candidates**

In addition to placing announcements in the appropriate professional and trade journals, we will announce the position on appropriate web sites and the Profile will be featured on the HueLife web site with a link to the City of Webster City official web site. We will utilize our local, regional, and national contacts to identify potential candidates. We will identify comparable organizations where key individuals will be contacted.

Recruitment Ads

*ICMA: International City
Managers Association
Gov't Jobs
Linked-IN
HueLife Web Page
Iowa League of Cities
Neighboring Leagues*

Often, we are able to identify candidates from similar assignments who may be appropriate for the position. ***Sometimes the most qualified candidates are often not in the job market and do not respond to traditional advertising; therefore, we will directly recruit specific individuals with established patterns of talent, stability, and success through direct visits, calls, and mailings.***

**Accept and
Acknowledge
Applications**

HueLife will take responsibility for accepting and collecting applications and acknowledgments. We will maintain transparency and provide continual updates to the city and candidates as each step in the process proceeds. We take great care to treat all candidates with the greatest respect on behalf of the firm and Webster City.

**Review Resumes and
Screen Candidates**



Following the application deadline, we will screen each applicant's experience and background against the Position Profile. After evaluating and comparing each application, we will compile a list of candidates for further consideration. We will conduct one-on-one interviews with the most promising individuals. Our staff will make every effort to conduct face-to-face interviews with these candidates. ***Our in-depth evaluation and appraisal techniques*** will cover issues such as work experience, education, professional development and achievement, career objectives, accomplishments, suitability, and specific interest in the position. We will pay close attention to the management style that most closely reflects the needs of the organization.



Assessment Tools

Cover letter & resume review
Short essays on topics related to the position
Writing samples
Summary of accomplishments
Insights management profile
One-on-one interviews
360 Degree Reference Review
Full Credit Report
Credential Check
Criminal Check

We use a variety of techniques to "discover" the candidates who will have the greatest chance of success. Research shows that past performance is the greatest indicator of future success. We spend a great deal of time reviewing the accomplishments and lessons learned on mistakes with each candidate. Additionally, we profile management styles and capabilities of each candidate through testing and interviews.



Huelife is authorized to administer the **Insights Discovery Personality Profile System**. The results will cover motivation and behavior patterns,

management strategies, identification and management of conflict areas. The City will gain insights into the strengths, management style, and key communication styles for each finalist candidate.

Progress Report TOP 10-12

Once interviews are complete, we will select the most qualified individuals to present to the Mayor and City Council. We will prepare a *Progress Report that will provide information on ten candidates whose backgrounds most closely meet the requirements of the position*. This Progress Report will provide specific information on:

- Educational and work history
- Accomplishments and growth potential
- Strengths and possible limitations
- Skills and performance history related to the position
- Personality and decision-making profile

We will deliver this report and personally review it with the Mayor and City Council. Five or six candidates will be selected for further consideration based on the review. We will propose a schedule for interviewing the candidates and discuss the compensation expectations of the Mayor and City Council once the finalists are selected.

PHASE III Coordinate and Conduct Final Interviews

Reference and Credential Checks

360 Review: Prior to the interviews, *we will conduct discreet reference checks on the finalist candidates.* We will talk with peers and former associates of these candidates. We will speak with individuals who are, or have been, in positions to directly evaluate the candidates' job performance. We will verify the finalist candidates' credentials through educational, criminal, and credit checks.

Final Interview and Selection Process



- Resumes, cover letters, and reference reports will be provided on each candidate prior to the interview.
- We will also provide the Mayor and City Council with a list of suggested interview questions and evaluation forms.
- We will discuss the proposed procedures to be used in the interview process.
- Our suggested interview schedule will allow the candidates to get acquainted with the community and community leaders and to visit with the Mayor and City Council and the staff in informal settings.
- We culminate the process with individual and group interviews.
- If possible, all interviews will be scheduled within a period of two days depending upon the desire of the Mayor and City Council.
- A consultant will be present at each interview.

Council/Panel Interview Preparation

Before the interview process begins, we will review all protocols and discuss the motivational forces guiding your interpretation of candidates. This is especially strong at the unconscious level with biases in the interview process, including:

- *Leniency/ Strictness Bias*
- *Halo Effect*
- *Horns Effect*
- *Similarity Effect*
- *Appraiser Biases*
- *Primacy Effect*
- *Contrast Effect*

Selection

After the interviews, we will meet with the Mayor and City Council to review the candidates using an ORID (Objective, Reflective, Interpretive, and Decisional) evaluation tool to assist in determining the top candidate. The consultant will assist in this process to the extent requested by the Mayor and City Council. *We take responsibility for notifying all unsuccessful candidates each time the candidate pool is narrowed down.*

Negotiating Compensation Package

Huelife, will take great care that the City of Webster City secures acceptance from the most desired individual. We will participate in the final negotiations. If any concerns arise in the final hour, by working as a third-party intermediary we can resolve important details of the offer which may have significant bearing on its final acceptance or rejection. We will negotiate the terms and conditions of employment and prepare a Letter of Agreement on behalf of the City of Webster City with the selected candidate.

Additional Support Services

If requested by the City, Huelife, will act as a spokesperson with the media to maintain the integrity of the selection process and to protect the confidentiality and privacy of the candidates who are not hired.

- Family issues and dual career households are factors that influence an individual's decision to change jobs. We address circumstances arising from a job change including spouse careers, real estate issues, family concerns, and relocation details.
- After the candidate is employed, we will follow up with both the City of Webster City and the candidate to insure a smooth transition and satisfactory completion of the assignment. This follow-up contact is intended to identify potential issues early so that adjustments can be made, if necessary.

Phase IV Onboarding – Preparing for change



Onboarding is a process focused on the integration of new senior-level managers into an organization. The goal is to *prepare Managers to succeed in their jobs as quickly as possible*. Huelife will meet with the directors and key staff, Mayor and City Council and the new City Manager to discuss and plan for the adjustments that naturally occur during periods of transition. This is particularly helpful to staff as they learn to work with their new supervisor. Items covered include effective communication, setting expectations, clarification of roles and responsibilities, a review of the culture and other norms.

FOLLOW UP Performance Review

If requested by the Mayor and City Council, we will assist in conducting a performance evaluation of the selected City Manager between six and twelve months of employment. We will develop a Work Program that will contain objectives for the City Manager to accomplish in the ensuing six to twelve months.

Principles Assigned to Your Search



Richard will be the lead consultant on the project and will be involved in all aspects of the search.

Dr. Richard Fursman, President: Richard joined Brimeyer Fursman in 2007 and has conducted 100+ searches over that time period. Richard has 25 years of senior management experience in local government, most recently as the City Manager of Maplewood, Minnesota. Richard earned his Doctorate in Organization Development as well as his Bachelor of Arts in Economics from the University of St. Thomas and his Master of Arts degree in Urban and Regional Affairs from Mankato State University.

Richard is an Adjunct Faculty at the University of St. Thomas. He was awarded the title of Credentialed Manager by the International City/County Management Association. Richard is a past board member of the Minnesota City/County Management Association, a member of Rotary International, and past President of the Minnesota Metropolitan Manager's Association. Richard has conducted numerous strategic planning retreats and consults with municipalities and non-profits on reorganization and change management in the USA and Abroad.



Guarantee

Huelife offers an 18-month guarantee on the effectiveness of the City Manager. Should the Mayor and City Council determine it necessary to terminate the City Manager due to failure to adequately perform the duties as specified in the Profile and as represented by the process.

Huelife will not recruit candidates we have placed with your organization.

Should there be substantial changes in the political situation at the City of Webster City and a decision is made to terminate the City Manager for reasons other than failure to perform the duties as specified in the Position Profile, this guarantee is subject to negotiations between the Mayor and City Council and Huelife. The Guarantee is contingent on the Mayor and City Council successfully completing all phases and optional services of the process.

Sample Time Table

The sample time table is to provide a conceptual framework. HueLife will work with the City to develop the schedule.

Huelife will work with the Council on the timing of the search. *We will work closely with you to work through scheduling difficulties. The following serves as an example that will be altered to fit everyone's schedules.*

Highlighted activities require full Council participation

Authorization to proceed

March 2019

Survey sent to council and staff	March 4
Profile Data Collection (with interviews of Council, Community, Staff)	March 11
Approve Position Profile	March 18
Start Recruitment	March 19
Deadline for Applications	April 18
Screen and Review Candidates	April 19-April 30
Progress Report/Select Finalists	May 7
Reference and Credential Checks	May 8-15
Interviews	May 17-18
Start of New Manager	June/July 2019
Onboarding Session with New Manager and Council	At start

Fee Quotation Executive search process overview and fees		
	Search Fee	\$17,000
Phase I Develop Position Profile		
<ul style="list-style-type: none"> • Meet individually with the Mayor and City Council, Department Heads, and key staff • Meet with selected representatives from the community and/or conduct public forum • Develop and present Profile 		\$5,500
Phase II Recruit and Screen Candidates		
<ul style="list-style-type: none"> • Place Announcements • Direct Recruiting, Send Profiles • Review Resumes • Screen and evaluate candidates • Prepare and present Progress Report (progress report will be delivered in person and contain profiles of 10-12 candidates who demonstrate the best fit. <i>Here the council selects the top 5 for interviews.</i>) 		\$6,000
Phase III Interviews		
<ul style="list-style-type: none"> • Schedule and coordinate candidates' interviews with the City • Develop Interview questions • Participate in interviews • Develop compensation package • Participate in negotiations • Personal Management Style Profile Assessment 		\$5,500
Expenses: Typical expenses include copies and supplies, position advertising (League Web Sites, ICMA, Minnesota City Managers Association, Linked-IN – Mileage and Management Profiles.		Not to Exceed \$4,750
<i>This does not cover costs associated with bringing in candidates from outside the area in the event the City would interview someone from out of State.</i>		

Optional Services Background Checks

Phase IIIa. Background Checks <i>(This is done before the interview)</i>	\$675 per Candidate
<ul style="list-style-type: none"> • Reference checks • Credential verification • Credit Report • Criminal Background Report 	

POST HIRE OPTIONS

Phase IV: Additional services after the Manager is hired	\$950
<i>Onboarding: If the council desires, we will facilitate onboarding of the new Manager to help clarify roles, expectations and reveal important practices of the operation. This is done with the council and staff and is planned during the first week or two the Manager is on the job.</i>	+ mileage and copies
Phase V: Manager Review: This is completed approximately 6 months after start of employment	\$950
	+ mileage and copies

Payment Policy: Our payment policy is one-third of the total fee due upon signing this agreement; one-third after presentation of the Progress Report; and the balance due 10 days after the search has successfully been completed, whether the agreement is oral or written. In the event the City Council terminates this agreement during the search, we will retain the progress payments to that point.

Richard Fursman, President
Huelife

Date

Mayor John Hawkins
City of Webster City, Minnesota

Date



Related References

City of Stillwater, MN (Population 18,500)

Filled December 2014

Position Filled: City Administrator (Hired Tom McCarty)

Applicants received – 53

Contact: Mayor Ted Kozlowski

Phone: 651-300-4993

tkozlowski@ci.stillwater.mn.us

City of Bloomington, MN (Population: 87,000)

Community Development Director

Position Filled 2018. (Hired Eric Johnson)

31 Applicants

Contact: Jammie Verbrugge City Manager

Phone (952) 563-8700

citymanager@bloomingtonmn.gov

City of Rosemount, MN – Population ~25,000)

Position Filled: City Administrator (Hired Logan Maratin)

Dates of search: 2016

Applications received – 40

Contact: Mayor Bill Droste

Phone: (651) 280-5630

**Sampling of EXECUTIVE SEARCH
HISTORY 6/2012-2019**

YEAR	CLIENT/ORGANIZATION	POSITION	STATE	POPULATION
2019	City of Minnetonka	Building Official	MN	53,000
2018	City of Bloomington	Community Development Dir	MN	87,000
2018	City of Bloomington	Golf Course Manager	MN	87,000
2018	City of Grimes	City Manager	IA	15,000
2018	City of Ada	City Administrator	MN	1,700
2018	City of Bloomington	Parks and Rec Director	MN	87,000
2018	City of Little Canada	City Administrator	MN	10,400
2018	City of Victoria	Community Development Dir	MN	8,000
2017	City of Gaylord	City Administrator	MN	2,300
2017	City of Spencer	City Manager	IA	11,500
2017	City of Otsego	City Administrator	MN	15,000
2017	City of Sandstone	City Administrator	MN	2,700
2017	City of Chaska	Park and Recreation Dir	MN	25,000
2017	City of Bayport	City Administrator	MN	3,500
2016	City of Clinton	City Manager	IA	27,000
2016	Three Rivers Park District	Special Counsel	MN	Millions
2016	City of Rosemount	City Administrator	MN	25,000
2016	City of Minnetonka	HR Director	MN	51,000
2016	City of Bloomington	City Attorney	MN	87,000
2015	City of Ottumwa	City Administrator	IA	25,000
2015	City of Minnetonka	Building Official	MN	51,000
2015	City of Apple Valley	Public Works Director	MN	50,000
2015	City of Woodbury	Building Official	MN	68,000
2015	City of Worthington	City Administrator	MN	13,000
2014	City of Stillwater	City Administrator	MN	18,500
2014	City of Victoria	City Manager	MN	8,000
2014	City of Victoria	Community Dev. Director	MN	8,000
2014	City of Independence	City Manager	IA	6,000
2014	City of Waukeg	Chief of Police	IA	16,000
2013	City of Arlington	City Administrator	MN	2,233
2013	City of Centerville	City Administrator	IA	5,500
2013	City of Charles City	City Administrator	IA	7,700
2013	Borough of Petersburg	Chief of Police	AK	3,273
2013	City of St. Louis Park	Fire Chief	MN	45,000
2013	Lincoln Pipestone Rural Water	CEO	MN	4,250
2013	Wabasha County	County Administrator	MN	21,482
2012	City of Apple Valley	Chief of Police	MN	50,000
2012	City of Eagan	City Administrator	MN	64,200
2012	City of Eagan	Finance Director	MN	64,200
2012	City of Eagan	Director of Public Works	MN	64,200

PROPOSAL FOR EXECUTIVE RECRUITMENT SERVICES

CITY MANAGER — WEBSTER CITY, IOWA

February 2019

Strategic Government Resources

P.O. Box 1642, Keller, Texas 76244

Office: 817-337-8581

Ron Holifield, CEO

Ron Holifield Cell: 214-676-1691

Ron@GovernmentResource.com

Chuck Sparks, COO (Binding Official)
ChuckSparks@GovernmentResource.com





February 21, 2019

John Hawkins, Mayor
City of Webster City, Iowa
P.O. Box 217
Webster City, IA 50595

Dear Mr. Hawkins and Council Members:

Thank you for the opportunity to submit this proposal to assist the City of Webster City, Iowa in your search for a new City Manager.

SGR has the unique ability to provide a personalized and comprehensive recruitment to meet your needs. I would like to draw your attention to a few key items that distinguish SGR from other recruitment firms:

- SGR has over 57,000 email subscribers to our weekly "10 in 10 Update on Leadership and Innovation" e-newsletter.
- SGR will send targeted emails to our database of over 3,900 city management officials.
- SGR's website, where this position would be posted, receives over 36,000 local government official visitors each month, with over 75,000 page hits per month – more than any other local government search firm website in the nation.
- SGR's job board (a separate website), where this position would also be posted, is the 2nd largest local government job board in the nation, with over 16,000 local government job seeker visitors each month and over 1,800 jobs listed at any given time.
- SGR is the only search firm with a social media expert on staff who provides a comprehensive social media marketing campaign that includes custom-made graphics, a custom-made video clip, and distribution on Facebook, Twitter, Instagram, and LinkedIn.

No other firm can touch our reputation for being trusted by both clients and candidates. We are excited about the prospect of doing this recruitment for the City of Webster City, and we are available to visit in person with you at your convenience.

Respectfully submitted,

Ron Holifield, Chief Executive Officer
Strategic Government Resources
Ron@GovernmentResource.com
Cell: 214-676-1691

PROJECT METHODOLOGY

Each executive recruitment service is tailored to meet the client's specific needs. A full-service recruitment typically entails the following:

1. Organizational Inquiry and Analysis

- Develop Project Plan and Timeline
- Individual Interviews with Search Committee / Key Personnel / Community Leaders (if desired)
- Development of Position Profile and Professional Production of Brochure

2. Advertising and Recruitment

- Ad Placement
- Social Media and Marketing of Position

3. Initial Screening and Review

- Management of Applications
- Evaluation of Resumes
- Search Committee Briefing to Facilitate Selection of Semifinalists

4. Evaluation of Semifinalist Candidates

- Written Questionnaire
- Recorded Online Interviews
- Media Search Stage 1
- Semifinalist Briefing Books
- Search Committee Briefing to Facilitate Selection of Finalists

5. Evaluation of Finalist Candidates

- Comprehensive Media Search Stage 2
- Comprehensive Background Investigation Report
- DISC Management Assessment (supplemental service, if desired)
- Finalist Briefing Books
- Press Release (if desired)
- Stakeholder Engagement (if desired)

6. Interview Process

- First Year Game Plan (if desired)
- Conduct Interviews
- Deliberations
- Reference Checks

7. Negotiations and Hiring Process

- Determine the Terms of an Offer
- Negotiate Terms and Conditions of Employment

8. Post-Hire I-OPT Team Building Workshop (supplemental service, if desired)

Step 1: Organizational Inquiry and Analysis

In the Organizational Inquiry and Analysis Stage, SGR devotes tremendous energy to understanding your organization's unique culture, environment, and goals to ensure you get the right match for your particular needs.

Outline Project Plan and Timeline

SGR will meet with the client at the outset of the project to finalize the recruitment plans and timeline. At this time, SGR will also request that the client provide additional information about the community, organization, and position. Information requested will include general information and available resources about the community, school district, economic vitality, political leadership, organization, strategic plan, governing body goals and objectives, budget information, major projects, job description, salary range, benefits package, etc.

Individual Interviews with Search Committee and Key Personnel (if desired)

Fully understanding your organizational needs is the most critical part of conducting a successful executive recruitment. SGR conducts individual interviews with the Search Committee, key staff, and/or direct reports to find out more about the position, special considerations, and the political environment. These interviews last approximately 30 minutes to one hour each and identify individual issues that may affect the dynamics of the recruitment, as well as develop a composite understanding of the organization's preferences. This process helps with organizational buy-in and will assist us in developing the Position Profile as we look for any significant staff issues or major disconnects that may not otherwise be apparent.

Development of Position Profile Brochure

Following the individual interviews and internal analysis, SGR will develop a draft Position Profile Brochure that is reviewed and revised in partnership with your organization until everyone agrees it accurately reflects the sought-after leadership and management characteristics. A sample brochure is included with this proposal document.

Step 2: Advertising and Recruitment

The Advertising and Recruitment stage includes ad placements, email distribution of the Position Profile, responding to inquiries about the position, and ongoing communication with applicants and prospects.

Ad Placement / Social Media and Marketing of Position

The Executive Recruiter and client work together to determine the best ways to advertise and recruit for the position. Ads are typically placed in various state and national publications, targeting the most effective venues for reaching qualified candidates for that particular position.

SGR's preferred strategy is to rely on email distribution of the Position Profile Brochure to key opinion leaders and potential prospects across the country. The position will be announced in our "10 in 10" e-newsletter, which reaches over 57,000 local government professionals, in

addition to a targeted email announcement to specific professional categories and/or areas of the country. By utilizing an email distribution strategy, these brochures tend to “get legs” of their own, resulting in a very high penetration rate at minimal cost.

SGR will utilize Facebook, Twitter, personal phone calls, personal emails, LinkedIn, Instagram, and Pinterest to promote the position. This communication is both to solicit high potential candidates and to encourage key local government professionals to share information within their professional circles.

SGR’s marketing includes a custom-made video clip. View a sample video clip at the following link: <https://adobe.ly/2PTth5tP>, spark.adobe.com/video/z7W4oZFk5H3Ax, <https://adobe.ly/2OHJ1R5>

Ongoing Communication with Applicants and Prospects

SGR communicates with all applicants on a frequent and ongoing basis to ensure applicants stay enthusiastic about the opportunity. Outstanding prospects often will not submit a resume until they have done considerable homework on the available position. A significant number of inquiries will be made, and it is essential that the executive search firm be prepared to answer those questions with fast, accurate, and complete information, and in a warm and personal manner. This is one of the first places a prospective candidate will develop an impression about organization, and it is an area in which SGR excels. SGR also utilizes Google Alerts for each client organization and provides updates to our Executive Recruiters and applicants of any references made regarding the client organization in various media outlets.

Step 3: Initial Screening and Review

This stage of the executive recruitment involves managing the flow of resumes, and screening and evaluating resumes.

Management of Applications

Handling the flow of resumes is an ongoing and significant process. On the front end, it involves tracking resumes and promptly acknowledging their receipt. It also involves timely and personal responses to any questions or inquiries.

Evaluation and Triage of Resumes

SGR uses a triage process to identify high-probability, medium-probability, and low-probability candidates. The triage ranking is focused on overall assessment based on interaction with the applicant, qualifications, any known issues regarding previous work experience, and evaluation of cultural fit with the organization.

In contrast with the triage process described above, which focuses on subjective assessment of the resumes and how the candidates present themselves, we also evaluate each candidate to make sure that the minimum requirements of the position are met, and which of the preferred

requirements are met. This sifting process assesses how well candidates' applications fulfill the recruitment criteria outlined in the Position Profile.

Search Committee Briefing / Selection of Semifinalist Candidates

At this briefing, SGR will provide a comprehensive progress report via PowerPoint presentation and will facilitate the selection of up to 12 semifinalists. The presentation will include summary information on the process so far, the candidate pool overall, and any trends or issues that have arisen, as well as a briefing on each candidate and their credentials. No other firm offers this level of reporting detail and transparency.

Step 4: Evaluation of Semifinalist Candidates

Reviewing resumes is an important and valuable step in the executive recruitment process. However, the simple fact is that resumes can be misleading. They tell you nothing about the individual's personal qualities or his/her ability to get along with other people. Resumes can also exaggerate or inflate accomplishments or experience. SGR's responsibility is to go more in-depth than the resume to ensure that those candidates who continue in the process are truly outstanding.

Personal Interaction with Semifinalist Candidates

SGR's goal is to have a clear understanding of the person behind the resume and what makes him/her an outstanding prospect for you. The evaluation of semifinalist candidates includes follow-up when appropriate to ask any questions about underlying issues.

Written Questionnaire

SGR will ask semifinalist candidates to complete a comprehensive written exercise designed to provide greater insight into candidate thought processes and communication styles. SGR's written instrument is custom-designed around the priorities identified by the Search Committee and usually includes questions focusing on key areas of particular interest to the client. This written instrument will be included in the semifinalist briefing book along with the cover letters and resumes.

Recorded Online Interviews

SGR offers recorded online videos of candidates answering pre-recorded questions. This provides a very insightful, efficient and cost-effective way to gain additional insights to utilize in selecting finalists you want to come in for live interviews. The online interviews allow the Search Committee to evaluate technological competence, demeanor, verbal communication skills, and on-camera presence. Online interviews also convey to candidates that the organization is using leading edge technology in its business processes and provide an opportunity for the Search Committee to ask candidates questions on specific topics of special interest. Online interviews are emailed to the Search Committee for viewing prior to selection of finalist candidates.

Media Search Stage 1

Stage 1 of our media search involves a comprehensive review of all newspaper articles on the candidate in major news outlets within the previous two years. These media reports at the semifinalist stage have proven helpful by uncovering issues that were not previously disclosed by prospective candidates. The Executive Recruiter will communicate any “red flags” to the Search Committee immediately upon discovery.

Search Committee Briefing / Selection of Finalist Candidates

Prior to this briefing, SGR will provide each member of the Search Committee with a briefing book on the semifinalist candidates. The briefing book will include written questionnaires, online interviews, and any additional information obtained about the candidate. The purpose of this briefing is to facilitate narrowing the list to 4-6 finalists who will be invited for personal interviews.

Step 5: Evaluation of Finalist Candidates

Comprehensive Media Search Stage 2

These Stage 2 Media Reports are compiled by utilizing our proprietary media search process including variations of the candidates' names and states/cities in which they have lived or worked, and searches of local papers where the candidates have lived or worked. We also search social media sites. The Media Reports typically range from 20-300 pages per candidate and may include news articles, links to video interviews, blog posts by residents, etc. The Media Reports are put into an easy-to-read format and recorded onto flash drives for the Search Committee. The candidate's name is highlighted each time it appears.

These media reports have proven helpful to Search Committees by uncovering issues that were not previously disclosed by candidates and that would likely not have been discovered through an automated search or Google search, typically used by other recruitment firms. The Media Reports also give the Search Committee an overview of the type and extent of press coverage that a candidate has experienced over the course of his/her career.

A sample media report can be viewed at the following link:

www.governmentresource.com/Sample_Media_Search_Redacted.pdf.

Comprehensive Background Investigation Reports

Through SGR's partnership with FirstCheck, a licensed private investigations company, we are able to provide our clients with comprehensive background screening reports that include detailed information such as:

- Social Security number trace
- Address history
- Driving history/motor vehicle records
- Credit report
- Federal criminal search

- National criminal search
- County warrants and warrants for previous 10 years
- Global homeland security search
- Sex offender registry search
- State criminal search (for current and previous states of residence)
- County criminal search (for every county in which candidate has lived or worked) for previous 10 years
- County civil search (for every county in which the candidate has lived or worked) for previous 10 years
- Education verification

A sample Background Investigation Report is included with this proposal document.

First Year Game Plan (if desired)

The “First Year Game Plan” is a process where finalist candidates are provided with the contact information for elected officials, key staff, and community leaders, and candidates are given free rein to make contact with all of them in advance and use those insights to develop a “first year game plan” based on what they know so far. Feedback is received from the key contacts on their impressions of the finalist candidates from the interactions with the candidates prior to the interviews. This exercise provides the opportunity to evaluate candidates’ written and interpersonal communication skills, as well as critical analysis skills.

Supplemental Services if Desired (see Tab 6 for further explanation)

DISC Management Assessments

SGR uses a DiSC Management assessment tool, which is among the most validated and reliable personal assessment tools available. The DiSC Management Profile analyzes and reports comprehensively on the candidate’s preferences in five vital areas: management style, directing and delegating, motivation, development of others, and working with his/her own manager.

Press Release

Until you have “sealed the deal,” you need to be cautious in order to avoid the embarrassment of a premature announcement that does not work out. You also want to try to notify all senior staff and unsuccessful candidates before they read about it in the newspaper. SGR will assist with this coordination and with drafting any announcements or press releases.

Stakeholder Engagement

At the discretion of the Search Committee, we will work closely with your organization to engage stakeholders in the recruitment process. Our recommendation is that we design a specific stakeholder engagement process after we learn more about the organization and the community. Different approaches work best in different communities. Below is an array of options we have used in the past, but we will collaborate with your organization to determine which option, or combination of options, will be the most effective for the unique needs of the organization.

- Interviewing community leaders at the outset of the recruitment;
- Holding a public forum for citizen engagement at the outset of the recruitment;
- Facilitating a Q&A series in the local newspaper with finalist candidates. This would run a week or two prior to the interviews;
- Utilize a citizen committee to conduct the early stage candidate screening and then turn over a semifinalist list to the City Council (if applicable);
- Community leader reception;
- Meet and greet;
- Search Committee and key community leader dinner meeting;
- "Round Robin" forum meetings with various community groups during a multi-day interview process; and,

Step 6: Interview Process

Conduct Interviews

SGR will schedule interviews at a date/time convenient to your organization. This process can be as simple, or as complex, as your organization desires. SGR will help you determine the specifics you need. SGR will prepare sample interview questions and will participate throughout the process to make it smooth and efficient.

Deliberations

SGR will facilitate a discussion about the finalist interviews and assist the Search Committee in making a hiring decision or on whether to bring back one or more candidates for a second interview.

Reference Checks

Our reference checks are the most comprehensive in the industry. We place very little confidence on the references provided by the candidates since those can be expected to be biased. Instead, we will typically talk to as many as 20 professional contacts for a given candidate including elected officials, direct supervisors, direct reports, internal organizational peers, professional peers in other organizations, civic leaders, and media representatives. We always seek out the candidate's greatest critics and greatest fans to ensure a complete, yet balanced, perspective and overview of each candidate.

Step 7: Negotiations and Hiring Process

Once the organization is ready to make an offer, SGR can provide additional assistance to the client in the following areas.

Determine the Terms of an Offer

Upon request, SGR will provide comparative data for selected organizations, appropriate employment agreement language, and other similar information to assist you in determining an appropriate offer to extend to your candidate of choice.

Negotiate Terms and Conditions of Employment

SGR will assist to whatever degree you deem appropriate in conducting negotiations with the chosen candidate. SGR will determine and define any special needs or concerns of the chosen candidate, including anything that could be a complicating factor. SGR is experienced and prepared to help craft win-win-solutions to negotiation "log-jams."

Step 8: Post-Hire Team Building Analysis (supplemental service)

SGR can provide a customized team building workshop after you hire for the position. SGR utilizes I-OPT, which is a validated measurement tool that shows how a person perceives and processes information. Because people "see" different things when they assess a situation, they are motivated to take various courses of action, so understanding you and your colleagues' I-OPT Profiles will enable you to work much more effectively as a team. The price is \$4,000 for a half-day onsite workshop, plus travel expenses, and \$150 per person for I-OPT reports.

Step 9: Satisfaction Survey

STANDARD TIMELINE

Timeline will be adjusted at the outset of the search to meet the organization's needs.

Task	Weeks
<ul style="list-style-type: none">Contract Executed	Week 1
<ul style="list-style-type: none">Outline Project Plan, TimelineIndividual Interviews with Search Committee / Key Personnel / Community Leaders (If desired)	
<ul style="list-style-type: none">Development of Position Profile BrochureSearch Committee Reviews and Approves Brochure	Weeks 2-3
<ul style="list-style-type: none">Ad PlacementsAccept ApplicationsEmail Distribution and Marketing of Position Profile	Weeks 4-7
<ul style="list-style-type: none">Triage and Scoring of Resumes	Week 8
<ul style="list-style-type: none">Search Committee Briefing (Slide Presentation) / Select SemifinalistsCandidates Complete Questionnaire and Online InterviewsStage 1 Media Searches	Week 9
<ul style="list-style-type: none">Deliverable: Semifinalist Briefing Books	Week 10
<ul style="list-style-type: none">Search Committee Briefing / Select Finalist Candidates	Week 11
<ul style="list-style-type: none">Comprehensive Media Search Stage 2Comprehensive Background Screening ReportDiSC Management Assessment (supplemental service)	Weeks 12-13
<ul style="list-style-type: none">Deliverable: Finalist Briefing Books	Week 14
<ul style="list-style-type: none">Stakeholder Engagement (If desired)Conduct InterviewsDeliberationsReference ChecksNegotiationsAnnouncement / Press Release	Week 15

PROJECT COST

All-Inclusive Maximum Price

Professional Services Fee: \$ 18,500

Expenses Not-to-Exceed: \$ 8,000

All-Inclusive, Not-to-Exceed Maximum Price: \$ 26,500*

Expenses Not-to Exceed

SGR does not bill the client for any expenses except for those explicitly detailed herein. Items included in the Expenses Not-to-Exceed include:

- Professional production of a high quality brochure. This brochure (typically 4 pages) is produced by SGR's graphic designer for a flat fee of \$1,500.
- Marketing and Ad Placements:
 - Announcement in SGR's 10 in 10 Leadership and Innovation e-newsletter
 - Email blast to SGR's profession-specific opt-in subscriber list
 - Featured post on SGR's website
 - Featured ad on SGR's job board
 - Promotions on SGR's social media pages – Facebook, Twitter, LinkedIn, Instagram
 - Targeted ad placements on LinkedIn users' pages who have been selected by LinkedIn's algorithm to be a match for your job posting.
 - Ad placements with one national association and one state association. These two ads are billed at actual cost, with no markup for overhead. Additional ad placements, or the organization's choice, will be billed over and above the not-to-exceed maximum price.
- Printing of documents and materials. Reproduction costs for reports and briefing books presented to the client at 26 cents per copy, plus the cost of binders/binding. Flash drives are billed at \$10 each.
- Online interviews. There is a cost of \$200 for each recorded online interview. SGR recommends conducting online interviews at the semifinalist stage (up to 12 semifinalists).
- Comprehensive Media Reports – Stage 2. There is a cost of \$500 per candidate. SGR recommends conducting Stage 2 media searches on the finalist candidates (up to 6 finalists).
- Comprehensive Background Investigation Reports. There is a cost of \$300 per candidate for comprehensive background screening reports prepared by our licensed private investigations provider. SGR recommends conducting comprehensive background investigations on the finalist candidates (up to 6 finalists).

- **Travel for the Executive Recruiter (incurred for the benefit of the client).** Meals are billed at a per diem rate of \$10 for breakfast, \$15 for lunch, and \$25 for dinner. Mileage will be reimbursed at the current IRS rate. All other travel-related expenses are billed back at actual cost, with no markup for overhead.
- **Up to four (4) visits/trips by the Recruiter to the Organization.** Any additional visits/trips by the Recruiter to the Organization will be billed over and above the not-to-exceed maximum price.

***Supplemental Services**

The supplemental services listed below are not included in the maximum price above. These supplemental services include:

- **Candidate Travel.** Candidates are typically reimbursed directly by the client for travel expenses. If the client prefers a different arrangement for candidate travel, SGR will be glad to accommodate the client's wishes.
- **Stakeholder Survey.** SGR will conduct a Stakeholder Survey for \$1,000. SGR provides recommended survey questions and sets up an online survey. Stakeholders are directed to a web page or invited to take the survey by email. Written summary of results is provided to the organization.
- **Additional Ad Placements.** Additional ad placements, as approved by the organization, that are not included in the not-to-exceed expenses will be billed back at actual cost with no markup for overhead.
- **DiSC Assessments.** There is a cost of \$150 per candidate for the DiSC Management Profile.
- **Post-Hire Team Building Analysis.** A half-day onsite workshop is \$4,000, plus travel expenses, and \$150 per person for I-OPT reports.
- **Site Visits to Communities of Finalist Candidates.** If desired, the Executive Recruiter will travel to the communities of the finalist candidates to conduct onsite visits. Site visits will be charged at a day rate of \$1,000 per day, plus travel expenses.
- **In the unexpected event the client shall request that unusual out of pocket expenses be incurred, said expenses will be reimbursed at the actual cost with no mark up for overhead.**
- **If the client desires any supplemental services not mentioned in this section, an estimate of the cost and hours to be committed will be provided at that time, and no work shall be done without approval. Supplemental services will be billed out at \$250 per hour.**

Billing

Professional fees for the recruitment are billed in three equal installments during the course of the recruitment. The initial installment is billed after the Organizational Inquiry and Analysis is completed and the position profile has been created. The second installment is billed when semifinalists are selected. The final installment is billed at the conclusion of the recruitment. Expense (reimbursable) items and supplemental services will be billed with each of the three installments, as appropriate.

Service Guarantee

SGR guarantees that you will be satisfied with the results of the recruitment process, or we will repeat the entire process at no additional professional fee until you find a candidate that you desire. Additionally, if you select a candidate (that SGR has fully vetted) who resigns or is released within 18 months of their hire date, SGR will repeat the process at no additional professional fee to the client. If the Organization circumvents SGR's recruitment process and selects a candidate who did not participate in the full recruitment process, the service guarantee is null and void. We also guarantee that we will not directly solicit a candidate we bring to you for another job.

REFERENCES

City of Parkville, Missouri

Population: 7,000

Contact: Nan Johnston, Mayor

Email: njohnston@parkvillemo.gov

Phone: 816-741-7676

City of Bastrop, Texas

Population: 8,900

Contact: Lynda Humble, City Manager

Email: lhumble@cityofbastrop.org

Phone: 512-332-8800

City of Coffeyville, Kansas

Population: 9,500

Contact: Paul Kritz, City Attorney

Email: pmkritz@sbcglobal.net

Phone: 620-252-9612

City of Smithville, Missouri

Population: 10,000

Contact: Cynthia Wagner, City Administrator

Email: cwagner@smithvillemo.org

Phone: 816-532-3897

City of Davenport, Iowa

Population: 100,000

Contact: Frank Klipsch, Mayor

Email: fklipsch@ci.davenport.ia.us

Phone: 563-326-7701



MEMO

TO: City Council

FROM: Finance Director

DATE: February 27, 2019

RE: Approval of the City's Preliminary Official Statement

SUMMARY: I am asking Council to pass a resolution authorizing the use of the Preliminary Official Statement (POS) that will be used by Baird to market the sale of our bonds.

DISCUSSION: This document was prepared from information from the City, the FY18 audit and annual continuing disclosure reports. James Smith & John Danos from Dorsey & Whitney have reviewed the POS and provided input as well. The Preliminary Official Statement is used by potential investors to make an informed investment decision.

If the Preliminary Official Statement is approved by council tonight, the tentative timeline will be:

Week of March 4th – Rating call with Standard & Poor's which will involve Kent, myself, Baird and S&P

Week of March 11th – If the rating report is received from S&P the report and POS will be sent to Baird to begin pre-marketing of the bonds

March 18 – Council will be asked to approve a new bonding agreement which will be presented by Paul Donna from Baird.

FINANCIAL IMPLICATIONS: The refunding/refinancing of the current Electric Revenue Bond at a lower interest rate will save the City and Corn Belt money over the term of the loan. The exact savings will not be known until the agreement is complete. The costs associated with the refunding will be reimbursed to the City by Corn Belt. The monthly bond payments will also continue to be reimbursed by Corn Belt.

RECOMMENDATION: I recommend approving the Preliminary Official Statement.

ALTERNATIVES: The Preliminary Official Statement is required by federal securities regulations to be completed prior to the sale of bonds to ensure the investor can make an informed decision on the investment.

CITY MANAGER COMMENTS: I also recommend the City Council approve the Preliminary Official Statement.

RESOLUTION NO. _____

Resolution authorizing the use of a preliminary official statement for the sale of bonds

WHEREAS, the City of Webster City (the "City"), in Hamilton County, State of Iowa, did heretofore establish a Municipal Electric Utility System (the "Utility") in and for the City which has continuously supplied electric service in and to the City and its inhabitants since its establishment; and

WHEREAS, the City is authorized and empowered by Chapter 384 of the Code of Iowa (the "Act") to borrow money for the Utility and the City has adopted a master bond resolution (the "Master Bond Resolution") authorizing the issuance from time to time of Obligations (as defined in the Master Bond Resolution) to borrow money secured by a lien on the Utility's Net Revenues (as defined in the Master Bond Resolution) as Parity Obligations or Subordinated Obligations (as each is defined in the Master Bond Resolution); and

WHEREAS, pursuant to a prior resolution (the "2012A Series Bond Resolution") of the Council and an Indenture of Trust dated May 1, 2012 (the "Indenture"), the City has previously issued its \$14,915,000 Taxable Electric Revenue Bonds, Series 2012A, dated May 17, 2012 (the "Series 2012A Bonds"), which are secured solely and only from the Net Revenues as Parity Obligations under the Master Bond Resolution and the funds and accounts established under the Indenture and pledged to the payment thereof, and a portion of the Series 2012A Bonds currently remain outstanding, maturing on November 1 in each of the years and in such amounts and bearing interest at such rates as follows:

<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate Per Annum</u>	<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate Per Annum</u>
2019	\$465,000	3.50%	2024	\$570,000	4.75%
2020	\$480,000	3.75%	2028	\$2,570,000	5.15%
2021	\$500,000	4.00%	2032	\$3,160,000	5.65%
2022	\$520,000	4.35%	2034	\$1,865,000	5.90%
2023	\$545,000	4.60%	2033	\$2,090,000	6.00%

WHEREAS, pursuant to the Indenture and the Series 2012A Bond Resolution, the City reserved the right to call the portion of the Series 2012A Bonds maturing in the years 2022 to 2033 (the "Callable Series 2012A Bonds"), inclusive, for early redemption on any date on or after November 1, 2021, subject to the provisions of the Indenture, the Series 2012A Bond Resolution and the Series 2012A Bonds; and

WHEREAS, pursuant to the Master Bond Resolution, the Indenture and the Series 2012A Bond Resolution, the City reserved the right to issue Parity Obligations or Subordinated Obligations, subject to the provisions and restrictions set forth therein; and

WHEREAS, pursuant to a prior resolution (the "2016 Note Resolution") the City has previously issued its \$1,000,000 Promissory Note, dated July 25, 2016 (the "2016 Note") a portion of which remains outstanding and is a Subordinated Obligation; and

WHEREAS, pursuant to a prior resolution (the "2017 Note Resolution") the City has previously issued its \$1,000,000 Promissory Note, dated December 17, 2017 (the "2017 Note") a portion of which remains outstanding and is a Subordinated Obligation; and

WHEREAS, the City heretofore proposed to enter into an Electric Revenue Refunding Loan Agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$13,900,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of refunding the outstanding balance of the City's Callable Series 2012A Bonds, and has published notice of the proposed action and has held a hearing thereon on February 18, 2019; and

WHEREAS, a Preliminary Official Statement (the "P.O.S.") has been prepared to facilitate the sale of Taxable Electric Revenue Refunding Bonds, Series 2019 (the "Bonds") in evidence of the obligation of the City under the Loan Agreement, and it is now necessary to make provision for the approval of the P.O.S. and to authorize its use by Robert W. Baird & Co., Inc. (the "Underwriter"), as the underwriter of the issuance of the Bonds;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Webster City, Iowa, as follows:

Section 1. The City Clerk is hereby authorized to take such action as shall be deemed necessary and appropriate, with the assistance of Dorsey & Whitney LLP (the "Disclosure Counsel"), as the City's disclosure counsel, and the Underwriter to prepare the P.O.S. describing the Bonds and providing for the terms and conditions of their sale, and all action heretofore taken in this regard is hereby ratified and approved.

Section 2. The use by the Underwriter of the P.O.S. relating to the Bonds in substantially the form as has been presented to and considered by the City is hereby approved, and the Underwriter, with advice from Disclosure Counsel, is hereby authorized to prepare and use a final Official Statement for the Bonds substantially in the form of the P.O.S. but with such changes therein as are required to conform the same to the terms of the Bonds and the resolution, when adopted, providing for the sale and issuance of the Bonds, and the City Clerk is hereby authorized and directed to execute a final Official Statement for the Bonds, if requested. The P.O.S. as of its date is deemed final by the City within the meaning of Rule 15(c)(2)-12 of the Securities and Exchange Commission.

Section 3. Further action with respect to the Loan Agreement and the Bonds is hereby adjourned to the City Council meeting scheduled for March 18, 2019.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved March 4, 2019.

Mayor

Attest:

City Clerk

PRELIMINARY OFFICIAL STATEMENT DATED [____], 2019

NEW ISSUE - DTC BOOK ENTRY ONLY

UNDERLYING RATING: S&P " _ "

INSURED RATING: S&P " _ "

(See "Bond Insurance" and "Ratings" herein.)

In the opinion of Dorsey & Whitney LLP, Bond Counsel, under existing law, the interest on the Series 2019 Bonds is includable in gross income for federal income tax purposes. Interest on the Series 2019 Bonds is not exempt from present State of Iowa income taxes. See "TAX MATTERS" herein and APPENDIX D: FORM OF BOND COUNSEL OPINION.

\$13,875,000*

CITY OF WEBSTER CITY, IOWA
Taxable Electric Revenue Refunding Bonds,
Series 2019

Dated Date: Delivery Date

Due: as shown on inside cover

The 13,875,000* Taxable Electric Revenue Refunding Bonds, Series 2019 (the "Series 2019 Bonds" or the "Bonds"), are being issued in fully registered form in denominations of \$5,000 or any integral multiple thereof pursuant to a Master Bond Resolution adopted by the City of Webster City, Iowa (the "City") on April 16, 2012 (the "Master Resolution"), a Bond Resolution adopted March 18, 2019 (the "Bond Resolution" and, together with the Master Resolution, the "Master Bond Resolution") and under an Indenture of Trust dated as of April 1, 2019 (the "Indenture"), by and between the City and U.S. Bank National Association, as the Trustee for the Series 2019 Bonds (the "Trustee"). The Depository Trust Company, New York, New York ("DTC") will act as the securities depository for the Series 2019 Bonds and its nominee, Cede & Co., will be the registered owner of the Series 2019 Bonds. Individual purchases of the Series 2019 Bonds will be recorded on a book-entry only system operated by DTC. Purchasers of the Series 2019 Bonds will not receive certificates representing their interest in the Series 2019 Bonds purchased. See "DESCRIPTION OF THE BONDS - Book-Entry System" herein.

The Series 2019 Bonds will bear interest from their dated date, payable semiannually on each May 1 and November 1, commencing November 1, 2019*.

The scheduled payment of principal of and interest on the Bonds when due will be guaranteed under an insurance policy to be issued concurrently with the delivery of the Bonds by ASSURED GUARANTY MUNICIPAL CORP. See "BOND INSURANCE" and "APPENDIX F - SPECIMEN MUNICIPAL BOND INSURANCE POLICY" herein.



The Series 2019 Bonds are subject to redemption by the City prior to their stated maturities in the manner and at the time described herein. All of the Series 2019 Bonds maturing on or after November 1, 20[____], are subject to redemption at the option of the City, as a whole or in part, from any source of available funds, on November 1, 20[____], or on any date thereafter at a redemption price equal to the principal amount of the Series 2019 Bonds, together with accrued interest to the date fixed for redemption, without premium. See "DESCRIPTION OF THE BONDS - Redemption" herein.

The Series 2019 Bonds, together with any Parity Obligations (defined herein) as may be hereafter issued and outstanding from time to time under the conditions set forth in the Master Bond Resolution, and the interest thereon are special, limited obligations of the City, payable solely and only out of the Net Revenues (defined herein) of the City's Electric Utility System and, with respect to the Series 2019 Bonds, the Bond Sinking Fund, the Interest Fund and the Reserve Fund (each as defined herein). The Series 2019 Bonds shall not be a debt of nor a charge against the State of Iowa nor of the City within the meaning of any constitutional or statutory limitation or provision and are not payable in any manner by taxation, and the City shall not be liable by reason of the failure of the Net Revenues to be sufficient for the payment of the Series 2019 Bonds. See "SECURITY AND SOURCE OF PAYMENT FOR THE BONDS" herein.

Proceeds of the Series 2019 Bonds will be used for the purposes of: (i) advance refunding all of the City's outstanding Taxable Electric Revenue Bonds, Series 2012A (the "Prior Bonds"), the proceeds of which were used to finance costs of constructing improvements to the City's Electric Utility System, (ii) funding a debt reserve fund; and (iii) paying certain costs of issuance related to the Series 2019 Bonds. See "PLAN OF FINANCING" herein.

The Series 2019 Bonds are offered when, as, and if issued by the City and accepted by the Underwriter, subject to the delivery of the legal opinions of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel. Dorsey & Whitney LLP, Des Moines, Iowa, is also serving as Disclosure Counsel to the City in connection with the issuance of the Series 2019 Bonds. It is expected that the Series 2019 Bonds, in definitive form, will be available for delivery through the facilities of DTC on or about April 17, 2019.



The Date of this Official Statement is [____], 2019

* Preliminary, subject to change.

\$13,875,000*
CITY OF WEBSTER CITY, IOWA
TAXABLE ELECTRIC REVENUE REFUNDING BONDS, SERIES 2019

MATURITY SCHEDULE

<u>Due *</u>	<u>Amount *</u>	<u>Rate *</u>	<u>Yield *</u>	<u>CUSIP**</u>
November 1, 2019	\$560,000			
November 1, 2020	\$595,000			
November 1, 2021	\$615,000			
November 1, 2022	\$635,000			
November 1, 2023	\$655,000			
November 1, 2024	\$675,000			
November 1, 2025	\$690,000			
November 1, 2026	\$715,000			
November 1, 2027	\$740,000			
November 1, 2028	\$765,000			
November 1, 2029	\$790,000			
November 1, 2030	\$820,000			
November 1, 2031	\$850,000			
November 1, 2032	\$880,000			
November 1, 2033	\$915,000			
November 1, 2034	\$955,000			
November 1, 2035	\$990,000			
November 1, 2036	\$1,030,000			

* Preliminary, subject to change.

** CUSIP data herein is provided by the CUSIP Service Bureau, which is managed on behalf of the American Bankers Association by Standard & Poor's, a division of McGraw-Hill Companies, Inc. CUSIP data is not intended to create a database and does not serve in any way as a substitute for the CUSIP Service. CUSIP numbers are provided for convenience of reference only. The CUSIP numbers have been assigned by an organization not affiliated with the City and are included for the convenience of the holders of the Series 2019 Bonds. The City is not responsible for the selection or use of the CUSIP numbers, nor is any representation made as to their correctness on the Series 2019 Bonds or as indicated above.

No dealer, broker, salesman or any other person has been authorized to give any information or to make any representations other than those contained in this Official Statement and, if given or made, such information or representations must not be relied upon as having been authorized by the City or the Underwriter. This Official Statement does not constitute an offer to sell or a solicitation of any offer to buy any of the securities offered hereby in any state to any persons to whom it is unlawful to make such offer in such state. Except where otherwise indicated, this Official Statement speaks as of the date hereof. Neither the delivery of this Official Statement nor any sale hereunder shall under any circumstances create any implication that there has been no change in the affairs of the City since the date hereof.

The information set forth herein has been obtained from the City and from other sources that are believed to be reliable, but it is not guaranteed as to accuracy or completeness, and is not to be construed as a representation, by the Underwriter. The Underwriter has provided the following sentence for inclusion in this Official Statement. The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

No representation is made regarding whether the Series 2019 Bonds constitute legal investments under the laws of any state for banks, savings banks, savings and loan associations, life insurance companies, and other institutions organized in such state, or fiduciaries subject to the laws of such state.

THIS OFFICIAL STATEMENT IS NOT TO BE CONSTRUED AS A CONTRACT WITH THE PURCHASERS OF THE SERIES 2019 BONDS. STATEMENTS CONTAINED IN THIS OFFICIAL STATEMENT WHICH INVOLVE ESTIMATES, FORECASTS OR MATTERS OF OPINION, WHETHER OR NOT EXPRESSLY SO DESCRIBED HEREIN, ARE INTENDED SOLELY AS SUCH AND ARE NOT TO BE CONSTRUED AS A REPRESENTATION OF FACTS.

THE SERIES 2019 BONDS HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION BY REASON OF THE PROVISIONS OF SECTION 3(a)(2) OF THE SECURITIES ACT OF 1933, AS AMENDED. THE REGISTRATION OR QUALIFICATIONS OF THE SERIES 2019 BONDS IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECURITIES LAWS OF THE STATES IN WHICH THE SERIES 2019 BONDS HAVE BEEN REGISTERED OR QUALIFIED AND THE EXEMPTION FROM REGISTRATION OR QUALIFICATION IN OTHER STATES SHALL NOT BE REGARDED AS A RECOMMENDATION THEREOF. NEITHER THESE STATES NOR ANY OF THEIR AGENCIES HAVE PASSED UPON THE MERITS OF THE SERIES 2019 BONDS OR THE ACCURACY OR COMPLETENESS OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY MAY BE A CRIMINAL OFFENSE.

THIS OFFICIAL STATEMENT, INCLUDING THE APPENDICES ATTACHED HERETO, CONTAINS STATEMENTS WHICH SHOULD BE CONSIDERED "FORWARD-LOOKING STATEMENTS," MEANING THEY REFER TO POSSIBLE FUTURE EVENTS OR CONDITIONS. SUCH STATEMENTS ARE GENERALLY IDENTIFIABLE BY THE WORDS SUCH AS, "ANTICIPATED," "PLAN," "EXPECT," "PROJECTED," "ESTIMATE," "BUDGET," "PRO FORMA," "FORECAST," "INTEND," OR OTHER WORDS OF SIMILAR IMPORT. THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS TO DIFFER FROM THOSE EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE CITY DOES NOT EXPECT OR INTEND TO UPDATE OR REVISE ANY FORWARD-LOOKING STATEMENTS CONTAINED HEREIN IF OR WHEN ITS EXPECTATIONS OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR.

In connection with the issuance of the Series 2019 Bonds, the City will enter into a Continuing Disclosure Certificate. See "APPENDIX E: FORM OF CONTINUING DISCLOSURE CERTIFICATE."

IN CONNECTION WITH THE OFFERING OF THE SERIES 2019 BONDS, THE UNDERWRITER MAY OVER ALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICES OF THE SERIES 2019 BONDS AT LEVELS ABOVE THOSE THAT MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. THE UNDERWRITERS ARE NOT OBLIGATED TO TAKE SUCH ACTIONS, AND SUCH STABILIZING ACTIONS, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

Assured Guaranty Municipal Corp. ("AGM") makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, AGM has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding AGM supplied by AGM and presented under the heading "BOND INSURANCE" and "APPENDIX F – SPECIMEN MUNICIPAL BOND INSURANCE POLICY."

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OFFICIAL STATEMENT
\$13,875,000*
CITY OF WEBSTER CITY, IOWA
TAXABLE ELECTRIC REVENUE REFUNDING BONDS, SERIES 2019

INTRODUCTION

The purpose of this Official Statement, including the cover page and the appendices hereto (the "Official Statement"), is to set forth certain information in conjunction with the sale of \$13,875,000* Taxable Electric Revenue Refunding Bonds, Series 2019 (the "Series 2019 Bonds" or the "Bonds") of the City of Webster City, Iowa (the "City"). This Introduction is not a summary of this Official Statement, but is only a brief description of the Series 2019 Bonds and certain other matters. Such description is qualified by reference to the entire Official Statement and the documents summarized or described herein. This Official Statement should be reviewed in its entirety. The offering of the Series 2019 Bonds to potential investors is made only by means of the entire Official Statement, including the appendices attached hereto. All statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Copies of statutes, ordinances, reports or other documents referred to herein are available, upon request, from the City.

The Series 2019 Bonds are being issued pursuant to the provisions of Chapter 384 of the Code of Iowa, 2019, as amended (collectively, the "Act"), a Master Bond Resolution adopted by the City on April 16, 2012 (the "Master Resolution"), a Bond Resolution adopted March 18, 2019 (the "Bond Resolution" and, together with the Master Resolution, the "Master Bond Resolution") and an Indenture of Trust (the "Indenture") dated as of [April 1, 2019, by and between the City and U.S. Bank National Association, as Trustee (the "Trustee").

The Series 2019 Bonds, together with any Parity Obligations (as defined herein) as may be hereafter issued and outstanding from time to time under the conditions set forth the Master Bond Resolution, and the interest thereon are special, limited obligations of the City, are payable solely and only out of the net revenues (the "Net Revenues") of the City's Electric Utility System (the "System") and, with respect to the Series 2019 Bonds amounts on deposit in the Bond Sinking Fund, the Interest Fund and Reserve Fund (each as defined herein). The Series 2019 Bonds are not a debt nor a charge against the State of Iowa nor of the City within the meaning of any constitutional or statutory limitation or provisions and are not payable in any manner by taxation, and the City shall not be liable by reason of the failure of the Net Revenues to be sufficient for the payment of the Series 2019 Bonds. As described in the Master Bond Resolution, "Net Revenues" means all income and receipts derived from the operation of the System, including payments received from Corn Belt under the Corn Belt Agreement (each as defined herein), remaining after paying the expenses of operation and maintenance of the System, which include salaries, wages, cost of maintenance and operation, materials, supplies, insurance and all other items normally included under recognized accounting practices (but does not include allowances for depreciation in the valuation of physical property, amortization and other non-cash expenses or interest expenses). See "SECURITY AND SOURCE OF PAYMENT FOR THE BONDS" and "THE SYSTEM" herein.

The Series 2019 Bonds are being issued to provide funds for: (i) advance refunding all of the City's outstanding Taxable Electric Revenue Bonds, Series 2012A (the "Prior Bonds"), the proceeds of which were used to finance costs of constructing improvements to the City's Electric Utility System; (ii) funding the Reserve Fund; and (iii) paying certain costs of issuance related to the Series 2019 Bonds. See "PLAN OF FINANCING" and "ESTIMATED SOURCES AND USES OF PROCEEDS" herein.

* Preliminary, subject to change.

THE CITY

The information contained in this section and in Appendix A hereto is intended solely to provide a general description of the City. The Series 2019 Bonds are not general obligations of the City and neither the full faith and credit nor the taxing power of the City is pledged to the payment of principal and interest on the Series 2019 Bonds.

Founded in 1874, Webster City, the county seat of Hamilton County, is located in north central Iowa. The City lies approximately 33 miles north of Ames and 70 miles north of Des Moines. Access is provided via U.S. Highways 20 and 69 as well as Iowa State Highways 17 and 175. In addition, Interstate 35 is located approximately 10 miles east of the City and U.S. Highway 169 is located 10 miles west of the City. Webster City, located along the Boone River, offers many aspects of small town life with the conveniences of larger towns. Webster City offers many quality parks; a city campground; bicycle/walking trails, indoor and outdoor swimming pools; many churches; the Kendall Young Library; a movie theatre; as well as a High School and Middle School, two public elementary schools and a parochial elementary school; and an Iowa Central Community College Campus.

The City operates with a City Council/City Manager form of government. It has a mayor elected by the council members for a two-year term who is one of five council members elected at large for four-year staggered terms. The professional staff is appointed and includes a manager, clerk, and attorney. All other staff members are hired by the City Manager.

The daily management and administration of the City is under the direction of Interim City Manager Kent Harfst. The Interim City Manager supervises the enforcement and execution of the Code of Ordinances, City policies and Council directives. The Interim City Manager also is in charge of financial reports to the Council, assisting in establishing long-range goals and promoting good relations with the citizens of the City.

Dodie Wolfgram is the City's Finance Director. The Finance Director is responsible for a wide range of services as it relates to financial processes and information including, but not limited to, processing all City revenue, investments, banking, payroll and tax reporting. The Finance Director also oversees all matters regarding utilities from setting up service, reading/setting meters, billing, receiving the payments, and rebates.

Ken Wetzler is the Public Works Director. The Public Works Director is responsible for providing a wide range of services and support for City-owned facilities funded through taxation and/or utility fees. In addition to other duties, the Public Works Director oversees the electric utility.

Additional information concerning the City is included in "APPENDIX A – GENERAL INFORMATION ABOUT WEBSTER CITY" hereto.

THE SYSTEM

The City owns, operates and maintains electric generation, transmission and distribution facilities used for providing electric service to its customers. The System (defined above) was established by a community vote on March 3, 1890. The System began operations on November 17, 1890.

The System currently has three 20-megawatt substations. Sweazey Substation was built in 1968, Passwaters Substation was built in 1980 and Bowman Substation was built in 1989. The System also includes a combustion turbine, which was installed in 1972, and partial ownership in the George Neal Energy Center Unit 4 (the "Neal #4 Facility"), a 644 MW coal-fueled electric generating facility, located on the Missouri River in Sioux City, Iowa, which is majority-owned and operated by MidAmerican Energy Company.

The System's service area consists of approximately 100 miles of overhead, underground and transmission line within the city limits as well as approximately 95 miles of rural lines. Three wholesale customers are served by the System: Pleasant Hill Community Line; Cass Electric Coop; and the City of Woolstock. The System's line department employees also service and maintain the lines for Cass Electric Coop, Pleasant Hill Community Line, the City of Woolstock and the City of Stanhope.

The City Council is the governing body of the System. The electric utility falls under the direction of the Public Works Director. Day to day operations and management are handled by the Line Department Supervisor who oversees seven line department employees. The System's financials are accounted for as an enterprise fund of the City. The fiscal duties fall under the direction of the Finance Director, who oversees the electric utility meter technicians as well as the utility billing/finance office staff.

The electric utility, which is operating at 33% of capacity, is the main component of the City's business-type activities. Revenue from the System makes up 49% of the total revenue of the City. The following is a summary of financial information for the System as of June 30, 2018:

Net Assets of the System	\$ 5,545,299
Charges for Services	\$
	11,595,252
Cash and Investment	\$ 7,080,467
Balance	
Operating Income	\$
	13,559,455

SEE "HISTORICAL SYSTEM REVENUES" herein and "APPENDIX C – AUDITED FINANCIAL STATEMENTS OF THE CITY."

Pursuant to the Corn Belt Agreement (defined under "SECURITY AND SOURCE OF PAYMENT FOR THE BONDS"), the transmission and generation assets of the System have been contributed to the "Combined System" with Corn Belt Power Cooperative ("Corn Belt"). Also, under the Corn Belt Agreement, electricity to serve the System is purchased from Corn Belt. The Corn Belt Agreement requires Corn Belt to sell and deliver all of the City's electric power requirements to NIMECA (as defined herein), which amounts NIMECA shall purchase and receive from Corn Belt, then sell and deliver to the City. The City has agreed to pay Corn Belt, through NIMECA, for all electric power furnished under the Corn Belt Agreement, at rates and charges determined by Corn Belt in accordance with the Corn Belt Agreement. The term of the Corn Belt Agreement runs through December 31, 2050, and is subject to one-year extensions thereafter. See "SECURITY AND SOURCE OF PAYMENT FOR THE BONDS – The Corn Belt Agreement" and "THE SYSTEM" herein.

Certain information regarding the System, its customers and sales is set forth in the tables that follow.

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**TOP TEN ELECTRIC USERS FOR
FISCAL YEAR ENDING JUNE 30, 2018**

<u>Customer</u>	<u>2018 Kwh Sales</u>	<u>% of Sales</u>
Iowa's First (Veroblue)	8,394,720	7.29%
Vantec	7,636,036	6.63%
Seneca Foundry	5,588,000	4.85%
Webster City Custom Meats	4,787,265	4.16%
Mary Ann's Deli	4,099,560	3.56%
Van Diest Medical Center	3,155,760	2.74%
Tasler Pallet	1,946,914	1.69%
Iowa Select	1,406,317	1.22%
City of WC-Wastewater Plant	1,174,320	1.02%
Webster City High School	1,096,320	0.95%

Total 2018 kwh Sales all customers	115,137,386
---------------------------------------	-------------

Historical System Sales by Customer Type – Calendar Year

	<u>2018</u>		<u>2017</u>		<u>2016</u>		<u>2015</u>	
	\$	%	\$	%	\$	%	\$	%
Commercial	2,970,992	25.47	2,954,806	27.30	2,844,456	27.78	2,822,675	28.04
Industrial	3,082,402	26.42	2,668,981	24.66	2,229,867	21.77	2,180,378	21.66
City/Public	523,622	4.49	494,120	4.57	510,842	4.99	506,280	5.03
Residential	4,237,732	36.32	3,925,340	36.27	3,901,355	38.10	3,826,843	38.02
Wholesale	851,863	7.30	780,739	7.20	754,443	7.37	730,158	7.25

Annual Historical Customers by Type

	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>
Commercial	505	508	506	502	503	511	519	525
Industrial	8	8	7	7	7	8	9	12
City/Public	47	46	48	48	48	47	48	49
Residential	3,852	3,847	3,845	3,854	3,848	3,844	3,845	3,848
Wholesale	3	3	3	3	3	3	3	3

Historical Peak Demand

The City's three combined substations have a maximum peak demand of 32,000 kW. The average annual peak demand for the last five years are as follows:

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<u>Year</u>	<u>Peak Demand Average kW</u>
2018	18,404
2017	17,458
2016	16,601
2015	15,887
2014	16,398

Electric Power Purchased and Cost

<u>Year</u>	<u>kWh Purchased</u>	<u>Purchased Power Cost</u>
2018	115,137,386	\$8,584,869.51
2017	109,164,895	\$8,364,176.16
2016	103,808,986	\$7,235,843.39
2015	101,111,040	\$7,138,050.00
2014	104,383,080	\$7,320,117.00

Electrical Service Rates

The electric rates of the System are reviewed annually or more frequently in the event of an increase in the cost to purchase power from Corn Belt. The electric rates as adopted by the City Council on August 1, 2018 are as follows:

<u>Type of Service</u>	<u>Customer Charge</u>	<u>Energy Charge</u>	<u>Minimum Bill</u>
City Residential Service Rates	\$23.70/month	9.35 cents/all kWh	\$23.70/month
City Residential Electric Heat Rates	\$23.70/month	8.87 cents/all kWh	\$23.70/month
Rural Residential/Farm Service Rates	\$43.60/month	9.46 cents/all kWh	\$43.60/month
Rural Residential/Farm Electric Heat Rates	\$43.60/month	9.03 cents/all kWh	\$43.60/month
Rural Residential/Farm Grain Bin Rates	\$127.50/month	9.46 cents/all kWh	\$127.50/month
Commercial/Small Industry	Single Phase - \$85.00/month	9.36 cents/all kWh	\$85.00/month
General	Three Phase - \$127.50/month	9.08 cents/all kWh	\$127.50/month
Commercial Space Heat	Single Phase - \$85.00/month	8.88 cents/all kWh	\$85.00/month
	Three Phase - \$127.50/month	8.88 cents/all kWh	\$127.50/month
Rural Commercial/Small Industry	Single Phase - \$105.00/month	9.46 cents/all kWh	\$105.00/month
	Three Phase - \$147.50/month	9.46 cents/all kWh	\$147.50/month
Rural Commercial Space Heat	Single Phase - \$105.00/month	8.98 cents/all kWh	\$105.00/month
	Three Phase - \$147.50/month	8.98 cents/all kWh	\$147.50/month

The rate schedule above reflects an approximately 6% rate increase over the rates previously in place since February 1, 2013. Industrial rates are available to any commercial and industrial customer for all light and power purposes when the maximum monthly demand is 50 kW or more. Customers with demands exceeding 50 kW but less than 250 kW have the option of billing on the General Service Rate. However, upon selection of a rate, the customer will be billed on that rate for at least a 12-month period before transferring to the other rate.

Any commercial and industrial customer with a demand of 250 kW or more is required to be on the Coincident Demand rate schedule, as follows:

Net City Rate:

Customer Charge:

Less than 1 million kWh/yr	\$2,178.13 per month
1 – 3 million kWh/yr	\$3,134.38 per month
3 – 10 million kWh/yr	\$4,223.44 per month
More than 10 million kWh/yr	\$8,446.88 per month

The Power Supply base demand shall be equal to the customer's contribution to Corn Belt's monthly coincident system Kw demand.

Demand Charges:

Power Supply Base Charge:	\$21.04/coin kW
Transmission Demand:	\$0.85/coin kW
Energy Charge:	3.84 cents per kWh

Wholesale rates are available to all customers located outside the City limits who purchase power and energy for the purpose of selling at retail to others.

Net Rate (per month):

Customer Charge:	\$3,044 per month
Demand Charge:	\$22.30 per kW
Energy Charge:	3.84 cents per kWh

Minimum Monthly Bill: \$3,044 per month

The industrial and wholesale charges have other conditions, requirements and limitations that are not listed in this summary. The details can be found in the City's Ordinance No. 2015-1786 that was adopted December 7, 2015.

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Historical System Revenues and Expenses

	Year Ended June 30		
	2018	2017	2016
OPERATING REVENUES			
Charges for services	11,595,252	10,488,351	10,170,923
Miscellaneous	<u>1,964,203</u>	<u>1,544,608</u>	<u>1,335,449</u>
TOTAL OPERATING REVENUES	13,559,455	12,032,959	11,506,372
OPERATING EXPENSES			
Operating and maintenance	10,790,389	10,333,682	8,657,490
Depreciation	<u>599,356</u>	<u>646,636</u>	<u>641,626</u>
Total Operating Expenses	11,389,745	10,980,318	9,299,116
OPERATING INCOME (LOSS)	2,169,710	1,052,641	2,207,256
NON-OPERATING REVENUES (EXPENSES)			
Interest Income	70,479	155,629	92,551
Gain (Loss) on Disposition of Property	-	(857,355)	-
Revenue from Use of Property	7,116	10,092	11,036
Interest Expense	<u>(688,579)</u>	<u>(699,923)</u>	<u>(709,523)</u>
Total Non-Operating Income (Expenses)	(610,984)	(1,391,557)	(605,936)
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	1,558,726	(338,916)	1,601,320
OTHER FINANCING SOURCES (USES)			
Contributed Capital Revenue	89,585	63,520	-
Transfers In	-	-	-
Transfers (Out)	<u>(558,370)</u>	<u>(553,506)</u>	<u>(591,090)</u>
Total Other Financing Sources (Uses)	(468,785)	(489,986)	(591,090)
CHANGE IN NET POSITION	1,089,941	(828,902)	1,010,230
NET POSITION, BEGINNING	18,487,195	19,284,576	18,396,086
PRIOR PERIOD ADJUSTMENT	<u>(13,273)</u>	<u>31,521</u>	<u>(121,740)</u>
Net Assets - Beginning as Restated	18,473,922	19,316,097	18,274,346
NET POSITION, ENDING	19,563,863	18,487,195	19,284,576

The City is a member of the North Iowa Municipal Electric Cooperative Association ("NIMECA"), a municipal joint action agency serving 13 municipal electric utilities in Iowa. NIMECA was organized in 1965 and serves as the agent for its members for the coordination of power supply, planning adequate power sources and delivery of such power. NIMECA members cooperate in the operation of the organization and their own electric systems, and coordinate joint financing, purchase and sale of capacity and energy among members, long-term planning, monthly billings, efficient use of energy, contract negotiations, advisory services, group studies, legislative influence and membership in the Mid-Continent Area Power Pool. NIMECA is also a member of Corn Belt, a generation and transmission cooperative located in Humboldt, Iowa. Corn Belt and NIMECA share transmission facilities, which results in cost savings to both NIMECA and Corn Belt consumers.

Corn Belt, headquartered in Humboldt, Iowa, is a generation and transmission electric cooperative owned by its member systems. Corn Belt provides electricity to nine member distribution electric cooperatives and to NIMECA, serving customers in 41 counties in northern Iowa. For certain financial information relating to Corn Belt, see "APPENDIX B – CERTAIN INFORMATION ABOUT CORN BELT."

PLAN OF FINANCING

The City will use the proceeds of the Series 2019 Bonds to provide funds for (i) advance refunding the outstanding Prior Bonds, the proceeds of which were used to finance costs of constructing improvements to the City's Electric Utility System, (ii) funding the Reserve Fund; and (iii) paying certain costs of issuance related to the Series 2019 Bonds. A portion of the proceeds of the Bonds will be deposited in an escrow account (the "Escrow Account") to be held by U.S. Bank National Association. The amount in the Escrow Account will be invested in non-callable direct obligations of the Department of Treasury of the United States of America on which the timely payment of principal and interest is fully guaranteed by the United States of America and which shall mature in such amounts and at such times to (i) pay principal of and interest due on the Prior Bonds to and including November 1, 2021 and (ii) prepay the principal amount of the Prior Bonds called for redemption on November 1, 2021.

ESTIMATED SOURCES AND USES OF PROCEEDS*

The following table sets forth the estimated sources and uses of the proceeds of the Series 2019 Bonds:

Sources:

Par Amount of Bonds	\$ 13,875,000
Other Sources of Fund	
Reserve Fund	
Prior Issue Debt Service Transfer	

TOTAL SOURCES: _____

Uses:

Deposit to Escrow Account	
Deposit to Reserve Fund	
Costs of Issuance ⁽¹⁾	
Rounding Amount	

TOTAL USES: _____

(1) Includes, among other things, payment of certain legal, financial and other expenses related to the issuance of the Series 2019 Bonds (including, without limitation, underwriters' discount and bond insurance). See the discussion under the caption, "UNDERWRITING."

PRO FORMA DEBT SERVICE COVERAGE*

The following table includes the estimated debt service requirements for the Series 2019 Bonds and pro forma debt service coverage using Net Revenues available for debt service as of the Fiscal Year ended June 30, 2018, as shown below. The debt service shown below and the debt service coverages shown below are estimates only. The actual coverages will be based on Net Revenues received each year, which Net Revenues may vary materially from the amounts used in this table. The City retains the ability to transfer remaining Net Revenues, after the payment of Operating Expenses and debt service payments, to the City's General Fund to be used for any lawful purpose. The City has made such transfers in Fiscal Years [_____] through [____], in the amounts of \$[____], \$[____], \$[____], \$[____], and \$[____], respectively.

The Net Revenues available for debt service used in the pro forma table below are audited figures for the Fiscal Year ended June 30, 2018. The Corn Belt contribution equals the annual debt service payments due on the Series 2019 Bonds. There can be no assurance that future revenues will be similar to the historical collections. The

* Preliminary, subject to change.

results will vary from historical results and actual variations may be material. In addition, the City may, upon satisfaction of certain conditions set forth in the Master Bond Resolution, issue Parity Obligations secured by the same Net Revenues from time to time. Consequently, the historical results and pro forma debt service coverage contained herein cannot be taken as a representation that the Net Revenues will be sufficient in the future to make the debt service payments on the Bonds and any Parity Obligations that may be issued in the future.

In addition, as shown below, the Net Revenues include an anticipated annual payment from Corn Belt, pursuant to the Corn Belt Agreement. To the extent Corn Belt does not makes its contractual payments, the ability of the City to make debt service payments on the Series 2019 Bonds will be adversely and materially impacted.

<u>Net Revenues Available for Debt Service</u>	<u>FY 20[18]</u>
Operating Revenues	\$[_____]
Less: Operating Expenses	([_____])
Equals: Net Revenues	[_____]
Plus Depreciation	[_____]
Plus Other Income	[_____]
Equals: Net Revenues Available for Debt Service	\$[_____]
Plus: Anticipated Annual Contribution under the Corn Belt Agreement	[_____]
Total Anticipated Net Revenues Available for Debt Service	\$[_____]

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Maturity Year	<u>Pro Forma Debt Service Coverage</u>				<u>Coverage to Total Anticipated Net Revenues Available for Debt Service⁴</u>
	<u>Principal</u>	<u>Interest¹</u>	<u>Total Principal and Interest²</u>	<u>Coverage to Net Revenues Available for Debt Service³</u>	
2018					
2019	-				
2020	-				
2021					
2022					
2023					
2024					
2025					
2026					
2027					
2028					
2029					
2030					
2031					
2032					
2033					
2034					
2035					
2036					
Total					

1 -- Calculated using [actual] interest rates

2 -- Includes debt service on the Bonds based on the rates as shown on the inside front cover of this Official Statement and excludes the Prior Bonds.

3 -- Represents Fiscal Year 2018 Net Revenues of the System, excluding Corn Belt contribution

4 -- The Total Anticipated Net Revenues include an expected annual payment from Corn Belt, pursuant to the Corn Belt Agreement, in an amount equal to the estimated annual debt service payments due on the Series 2019 Bonds in the years 2019 through 20[___]. There is no assurance that future revenues will be similar to the historical collections, and the City expects that the actual results will vary from historical results, and such variations may be material. In addition, the City may, upon satisfaction of certain conditions set forth in the Master Bond Resolution, issue Parity Obligations from time to time. Consequently, the historical results and pro forma debt service coverage set forth above is not a representation that future revenues will be sufficient to make debt service payments on the Series 2019 Bonds. Also, to the extent Corn Belt does not make its contractual payments, the ability of the City to make debt service payments on the Series 2019 Bonds will be adversely and materially impacted.

DESCRIPTION OF THE BONDS

General

The Series 2019 Bonds, together with any Parity Obligations as may be hereafter issued and outstanding from time to time under the conditions set forth in the Master Bond Resolution, and the interest thereon are special, limited obligations of the City, payable solely and only out of the Net Revenues and, with respect to the Series 2019 Bonds, from amounts on deposit in the Bond Sinking Fund, the Interest Fund and the Reserve Fund. The Series 2019 Bonds are not a debt nor a charge against the State of Iowa nor of the City within the meaning of any constitutional or statutory limitation or provisions and are not payable in any manner by taxation, and the City shall not be liable by reason of the failure of the Net Revenues to be sufficient for the payment of the Series 2019 Bonds.

The Series 2019 Bonds will be issued in fully registered form only, without coupons. The Series 2019 Bonds will be initially registered in the name of Cede & Co., as nominee of DTC. DTC will act as securities depository of

the Series 2019 Bonds. Interest on and principal of the Series 2019 Bonds are payable in lawful money of the United States of America.

The Series 2019 Bonds are dated as of the date of their delivery, will mature on November 1 in the years and in the amounts set forth on the inside cover page hereof, and will bear interest at the rates to be set forth on the inside cover page hereof. Interest on the Series 2019 Bonds is payable semiannually on May 1 and November 1 in each year, beginning on November 1, 2019*, calculated on the basis of a year of 360 days and twelve 30-day months. Interest shall be payable by check or wire of the Trustee mailed to the persons who were registered owners thereof as of the 15th day of the month immediately preceding the interest payment date, to the addresses appearing on the registration books maintained by the Trustee or such other address as is furnished to the Trustee in writing by a registered owner. The Series 2019 Bonds are issuable in denominations of \$5,000 or any integral multiple thereof.

Redemption

Optional Redemption. All of the Series 2019 Bonds maturing on or after November 1, 20[] are subject to redemption at the option of the City, as a whole or in part, from any source of available funds, beginning November 1, 20[]*, or on any date thereafter at a redemption price equal to the principal amount of the Series 2019 Bonds, together with accrued interest to the date fixed for redemption, without premium.

Selection of Bonds for Redemption. Series 2019 Bonds subject to redemption will be selected in such order of maturity as the City may direct. If less than all of the Series 2019 Bonds of a single maturity are to be redeemed, the Series 2019 Bonds to be redeemed will be selected by lot by the Registrar.

Notice of Redemption. Prior to the redemption of any Series 2019 Bonds under the provisions of the Indenture, the Trustee shall give notice by first-class mail or electronic means not less than 30 days prior to the redemption date to each registered owner thereof. Any such notice may be conditioned upon the deposit of moneys in an amount equal to the amount necessary to effect the redemption with the Trustee no later than the redemption date for such Series 2019 Bonds to be redeemed. The City may rescind any such notice of redemption not later than five Business Days prior to the redemption date for such Series 2019 Bonds to be redeemed.

Book-Entry System

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the Series 2019 Bonds. The Series 2019 Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond certificate will be issued for series of the Series 2019 Bonds, each in the aggregate principal amount of such series, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S.

* Preliminary, subject to change.

securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Series 2019 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2019 Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2019 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Series 2019 Bonds, except in the event that use of the book-entry system for the Securities is discontinued.

To facilitate subsequent transfers, all Series 2019 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Series 2019 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2019 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2019 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices shall be sent to DTC. If less than all of the Series 2019 Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Direct Participant as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest payments on the Series 2019 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or Trustee, on any payment date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with Series 2019 Bonds held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Series 2019 Bonds at any time by giving reasonable notice to the City or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, Bond certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor depository). In that event, Bond certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City does not take any responsibility for the accuracy thereof.

SECURITY AND SOURCE OF PAYMENT FOR THE BONDS

General

Pursuant to the Master Bond Resolution and the Indenture, the Series 2019 Bonds and any Parity Obligations as may be hereafter issued and outstanding from time to time under the conditions set forth in the Master Bond Resolution, and the interest thereof are special, limited obligations payable solely and only out of the Net Revenues and, with respect to the Series 2019 Bonds, the Bond Sinking Fund, the Interest Fund and the Reserve Fund. *The Series 2019 Bonds shall not be a debt of nor a charge against the State of Iowa or the City within the meaning of any constitutional or statutory limitation or provision and are not payable in any manner by taxation, and the City shall not be liable by reason of the failure of the Net Revenues to be sufficient for the payment of the Series 2019 Bonds.*

By the Master Bond Resolution and the Indenture, the City has covenanted that it will establish and maintain rates and charges with respect to the System so that the gross revenues derived from the System will be sufficient, when combined with other available funds, to pay when due all expenses of the operation and maintenance of the System, and all principal of and interest on Series 2019 Bonds and any Parity Obligations (defined below), to provide for the establishment and maintenance of adequate reserves, and to provide an allowance adequate for recurring renewals and replacements of the System, and further, so that the Net Revenues of the System in each fiscal year will be at least equal to 125% of the principal of and interest on the Series 2019 Bonds coming due in such fiscal year. Payments from Corn Belt under the Corn Belt Agreement (as discussed below) are included in the determination of Net Revenues. See "EXCERPTS OF MASTER BOND RESOLUTION AND INDENTURE" herein for further discussion.

The Corn Belt Agreement

In September of 2011, to resolve existing litigation over the interpretation of a prior agreement, and to establish and govern the relationships of the parties as to the sale and purchase of energy, the ownership, operation, maintenance and continued financing of generation and transmission facilities, the City, Corn Belt and NIMECA entered into a Wholesale Firm Power Contract (the "Corn Belt Agreement"). Pursuant to the Corn Belt Agreement, the City and Corn Belt created the "Combined System," consisting of the capacities of the generation and transmission facilities, including real estate, owned by Corn Belt and by the City, with such Combined System to be operated and maintained by Corn Belt.

The Corn Belt Agreement provides that necessary capital expenditures related to the Combined System shall be determined, as between the City and Corn Belt, by Corn Belt, and with respect to facilities jointly owned with third parties, by such party authorized under the governing documents for that joint ownership. Financing of such capital improvements for transmission facilities is to be allocated to each party based on its proportionate share determined respective electrical loads for prior calendar year. However, for jointly owned generation and transmission facilities, Corn Belt and the City shall finance costs of improvements based on their respective ownership interest in such facilities (on a percentage basis).

In recognition and reimbursement of expenditures made by Corn Belt prior to December 31, 2010, the Corn Belt Agreement required the City to provide \$5 million to Corn Belt from the proceeds of bonds or other debt instruments. A portion of the proceeds of the Prior Bonds was used to satisfy this obligation from the City to Corn Belt. Financing by the City for capital expenditures associated with the Combined System made subsequent to December 31, 2010, shall occur at times reasonably requested by Corn Belt, with proceeds of such financing to be deposited with Corn Belt in a segregated account.

Pursuant to the Corn Belt Agreement, Corn Belt has agreed to pay all costs associated with the City's financing transactions, and to pay all principal and interest payments due on the instruments (including the Series 2019 Bonds) issued by the City to fulfill its financing obligations under the Corn Belt Agreement. The payments by Corn Belt under the Corn Belt Agreement are included in Net Revenues under the Master Bond Resolution. The payments from Corn Belt are to be paid directly to the City on a monthly basis. Bondholders do not and will not have any direct access to such payments until and unless they are received by the City. In addition, neither Bondholders nor the Trustee will be able to bring an action to enforce the Corn Belt Agreement. **THE SERIES 2019 BONDS ARE NOT OBLIGATIONS OF CORN BELT.** For certain financial information relating to Corn Belt, see "APPENDIX B – CERTAIN INFORMATION ABOUT CORN BELT" herein.

The Corn Belt Agreement requires Corn Belt to sell and deliver all of the City's electric power requirements to NIMECA, which amounts NIMECA shall purchase and receive from Corn Belt, then sell and deliver to the City. The City agreed to pay Corn Belt, through NIMECA, for all electric power furnished under the Corn Belt Agreement, at rates and charges determined by Corn Belt in accordance with the Corn Belt Agreement.

The term of the Corn Belt Agreement runs through December 31, 2050, and is subject to one-year extensions thereafter.

Corn Belt is a Class A member of Basin Electric Power Cooperative ("Basin Electric"). Pursuant to its long-term power contract with Basin Electric, Corn Belt sells all of its generation supply to Basin Electric, and then purchases all of its power needs, above its existing hydropower allocation, from Basin Electric. As part of this agreement, Basin Electric is required to pay debt service on certain obligations of Corn Belt, including the costs associated with improvements to the Neal #4 Facility and the installation of the scrubber and baghouse at the Neal #4 Facility (the "Scrubber/Baghouse Project") and various other transmission and generation capital projects. As a result of this agreement, Corn Belt expects Basin Electric to reimburse it for approximately [75]% of its costs associated with the Series 2019 Bonds. Bondholders do not and will not have any direct access to such payments until and unless they are received by the City. In addition, neither Bondholders nor the Trustee will be able to bring an action to enforce the agreement between Basin Electric and Corn Belt. **THE SERIES 2019 BONDS ARE NOT OBLIGATIONS OF CORN BELT NOR OF BASIN ELECTRIC.**

Reserve Fund

Under the Indenture, the Trustee will establish and maintain so long as any of the Series 2019 Bonds are outstanding a separate account to be known as the "Series 2019 Debt Service Reserve Fund – Webster City, Iowa (hereinafter called the "Reserve Fund"). An initial deposit to the credit of the Reserve Fund will be made in an amount equal to \$ _____* (the "Series 2019 Debt Service Reserve Fund Requirement"), which is equal to the lesser of (i) 10% of the par amount of the Series 2019 Bonds, (ii) 100% of the maximum annual debt service on the Series 2019 Bonds, or (iii) 125% of average annual debt service on the Series 2019 Bonds. The Reserve Fund constitutes a Parity Obligation Debt Service Reserve Fund pursuant to the Master Bond Resolution.

The Reserve Fund is required to be maintained in an amount not less than the Series 2019 Debt Service Reserve Fund Requirement. If at any time the amount on deposit in the Reserve Fund is less than the Series 2019 Debt Service Reserve Fund Requirement either because of a transfer therefrom or a valuation thereof as described below, the City shall restore the Reserve Fund to an amount equal to the Series 2019 Debt Service Reserve Fund Requirement from the Net Revenues in not more than 12 substantially equal monthly payments commencing with the first day of the first month following the month in which the deficiency occurs. The value of the Qualified Investments in the Reserve Fund shall be determined by the Trustee on the 15th day of November in each calendar year beginning November 15, 2019; provided however that the City may request that the Reserve Fund be valued at any time in addition to the annual valuation date.

To satisfy all or any portion of the Series 2019 Debt Service Reserve Fund Requirement, the City may use cash or a letter of credit, surety bond or similar instrument issued by a bank, insurance company or other financial

* Preliminary, subject to change.

institution with a credit rating in one of the two highest rating categories of any nationally recognized rating service (without regard to any refinements of gradation of any rating category by numerical modifier or otherwise).

Amounts on deposit in the Reserve Fund shall be transferred by the Trustee to the Interest Fund and the Bond Sinking Fund (in the order listed) on any Interest Payment Date or Principal Payment Date, as the case may be, to make up for any deficiencies in such funds on such date. In the event of any such transfer, the Trustee shall notify the City of such transfer immediately.

In the event the City incurs Parity Obligations while the Series 2019 Bonds are outstanding, such Parity Obligations may, but are not required to be, secured by a debt service reserve fund (the "Future Parity Obligation Debt Service Reserve Fund") constituting a Parity Obligation Debt Service Reserve Fund pursuant to the Master Bond Resolution, determined by the terms and conditions of such Parity Obligation Issuance Documents.

If a Future Parity Obligation Debt Service Reserve Fund is required to secure such series of Parity Obligations, the Future Parity Obligation Debt Service Reserve Fund may either (a) secure only the payment of principal of and interest on such series of Parity Obligations and not the Series 2019 Bonds (ie, a stand alone debt service reserve fund) or (b) only if the Future Parity Obligations are Taxable Parity Obligations and not Tax Exempt Parity Obligations, secure the payment of principal of and interest on the Series 2019 Bonds and such series of Parity Obligations (ie, a combined debt service reserve fund requirement).

If a Future Parity Obligation Debt Service Reserve Fund is established that also secures the payment of principal of and interest on the Series 2019 Bonds, the combined debt service reserve fund requirement (the "Series Debt Service Reserve Fund Requirement") for the Series 2019 Bonds and the Taxable Parity Obligations will be calculated as follows: the lesser of (a) the maximum amount of the principal and interest coming due during any Fiscal Year on the Series 2019 Bonds and such series of Taxable Parity Obligations, (b) 10% of the stated principal amount of the Series 2019 Bonds and such series of Taxable Parity Obligations, or (c) 125% of the average annual principal and interest coming due on the Series 2019 Bonds and such series of Taxable Parity Obligations; accordingly, the Series 2019 Debt Service Reserve Requirement will be taken into consideration in funding the Series Debt Service Reserve Fund Requirement and any necessary supplements to this Indenture are authorized, and provision shall be made in such Parity Obligation Issuance Documents for the funding of the Series Debt Service Reserve Fund Requirement.

See "EXCERPTS OF INDENTURE AND RESOLUTION – Flow of Funds" herein.

BOND INSURANCE

Bond Insurance Policy

Concurrently with the issuance of the Bonds, Assured Guaranty Municipal Corp. ("AGM") will issue its Municipal Bond Insurance Policy for the Bonds (the "Policy"). The Policy guarantees the scheduled payment of principal of and interest on the Bonds when due as set forth in the form of the Policy included as APPENDIX F to this Official Statement.

The Policy is not covered by any insurance security or guaranty fund established under New York, California, Connecticut or Florida insurance law.

Assured Guaranty Municipal Corp.

AGM is a New York domiciled financial guaranty insurance company and an indirect subsidiary of Assured Guaranty Ltd. ("AGL"), a Bermuda-based holding company whose shares are publicly traded and are listed on the New York Stock Exchange under the symbol "AGO". AGL, through its operating subsidiaries, provides credit enhancement products to the U.S. and global public finance, infrastructure and structured finance markets. Neither AGL nor any of its shareholders or affiliates, other than AGM, is obligated to pay any debts of AGM or any claims under any insurance policy issued by AGM.

AGM's financial strength is rated "AA" (stable outlook) by S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC ("S&P"), "AA+" (stable outlook) by Kroll Bond Rating Agency, Inc. ("KBRA") and "A2" (stable outlook) by Moody's Investors Service, Inc. ("Moody's"). Each rating of AGM should be evaluated independently. An explanation of the significance of the above ratings may be obtained from the applicable rating agency. The above ratings are not recommendations to buy, sell or hold any security, and such ratings are subject to revision or withdrawal at any time by the rating agencies, including withdrawal initiated at the request of AGM in its sole discretion. In addition, the rating agencies may at any time change AGM's long-term rating outlooks or place such ratings on a watch list for possible downgrade in the near term. Any downward revision or withdrawal of any of the above ratings, the assignment of a negative outlook to such ratings or the placement of such ratings on a negative watch list may have an adverse effect on the market price of any security guaranteed by AGM. AGM only guarantees scheduled principal and scheduled interest payments payable by the issuer of bonds insured by AGM on the date(s) when such amounts were initially scheduled to become due and payable (subject to and in accordance with the terms of the relevant insurance policy), and does not guarantee the market price or liquidity of the securities it insures, nor does it guarantee that the ratings on such securities will not be revised or withdrawn.

Current Financial Strength Ratings

On December 21, 2018, KBRA announced it had affirmed AGM's insurance financial strength rating of "AA+" (stable outlook). AGM can give no assurance as to any further ratings action that KBRA may take.

On June 26, 2018, S&P announced it had affirmed AGM's financial strength rating of "AA" (stable outlook). AGM can give no assurance as to any further ratings action that S&P may take.

On May 7, 2018, Moody's announced it had affirmed AGM's insurance financial strength rating of "A2" (stable outlook). AGM can give no assurance as to any further ratings action that Moody's may take.

For more information regarding AGM's financial strength ratings and the risks relating thereto, see AGL's Annual Report on Form 10-K for the fiscal year ended December 31, 2018.

Capitalization of AGM

At December 31, 2018:

- The policyholders' surplus of AGM was approximately \$[____] million.
- The contingency reserves of AGM and its indirect subsidiary Municipal Assurance Corp. ("MAC") (as described below) were approximately \$[____] million. Such amount includes 100% of AGM's contingency reserve and 60.7% of MAC's contingency reserve.
- The net unearned premium reserves and net deferred ceding commission income of AGM and its subsidiaries (as described below) were approximately \$[____] million. Such amount includes (i) 100% of the net unearned premium reserves and deferred ceding commission income of AGM, (ii) the consolidated net unearned premium reserves and net deferred ceding commissions of AGM's wholly owned subsidiary Assured Guaranty (Europe) plc ("AGE"), and (iii) 60.7% of the net unearned premium reserve of MAC.

The policyholders' surplus of AGM and the contingency reserves, net unearned premium reserves and deferred ceding commission income of AGM and MAC were determined in accordance with statutory accounting principles. The net unearned premium reserves and net deferred ceding commissions of AGE were determined in accordance with accounting principles generally accepted in the United States of America.

Incorporation of Certain Documents by Reference

Portions of the following documents filed by AGL with the Securities and Exchange Commission (the "SEC") that relate to AGM are incorporated by reference into this Official Statement and shall be deemed to be a part hereof:

- (i) the Quarterly Report on Form 10-Q for the quarterly period ended March 31, 2018 (filed by AGL with the SEC on May 4, 2018);
- (ii) the Quarterly Report on Form 10-Q for the quarterly period ended June 30, 2018 (filed by AGL with the SEC on August 2, 2018);
- (iii) the Quarterly Report on Form 10-Q for the quarterly period ended September 30, 2018 (filed by AGL with the SEC on November 9, 2018); and
- (iv) the Annual Report on Form 10-K for the fiscal year ended December 31, 2018 (filed by AGL with the SEC on February [], 2019).

All consolidated financial statements of AGM and all other information relating to AGM included in, or as exhibits to, documents filed by AGL with the SEC pursuant to Section 13(a) or 15(d) of the Securities Exchange Act of 1934, as amended, excluding Current Reports or portions thereof "furnished" under Item 2.02 or Item 7.01 of Form 8-K, after the filing of the last document referred to above and before the termination of the offering of the Bonds shall be deemed incorporated by reference into this Official Statement and to be a part hereof from the respective dates of filing such documents. Copies of materials incorporated by reference are available over the internet at the SEC's website at <http://www.sec.gov>, at AGL's website at <http://www.assuredguaranty.com>, or will be provided upon request to Assured Guaranty Municipal Corp.: 1633 Broadway, New York, New York 10019, Attention: Communications Department (telephone (212) 974-0100). Except for the information referred to above, no information available on or through AGL's website shall be deemed to be part of or incorporated in this Official Statement.

Any information regarding AGM included herein under the caption "BOND INSURANCE – Assured Guaranty Municipal Corp." or included in a document incorporated by reference herein (collectively, the "AGM Information") shall be modified or superseded to the extent that any subsequently included AGM Information (either directly or through incorporation by reference) modifies or supersedes such previously included AGM Information. Any AGM Information so modified or superseded shall not constitute a part of this Official Statement, except as so modified or superseded.

Miscellaneous Matters

AGM makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, AGM has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding AGM supplied by AGM and presented under the heading "BOND INSURANCE"

EXCERPTS OF INDENTURE AND RESOLUTION

The following summary is of certain sections of the Indenture and the Master Bond Resolution. This summary does not purport to be comprehensive or definitive and is subject to all of the terms and provisions of the Indenture and the Master Bond Resolution, to which reference is made and copies are available from the City. Capitalized terms used in this section and not defined in this section shall have the meaning ascribed to them in the Indenture and the Master Bond Resolution.

Flow of Funds

The proceeds received from the sale of the Series 2019 Bonds and certain other funds shall be deposited as described under the heading "ESTIMATED SOURCES AND USES OF FUNDS" herein.

So long as the Master Bond Resolution is in effect, the Gross Revenues of the Utility shall be deposited as collected in a fund held by the City to be known as the Revenue Fund (the "Revenue Fund"). The Gross Revenues

shall be applied by the City from time to time to pay Operating Expenses of the Utility (as defined in the Master Bond Resolution), and shall then be applied in the following order of priority:

(a) the Net Revenues shall be applied by the City to pay the principal of and interest on Parity Obligations as the same are due (whether by maturing, redemption or acceleration) and to make the deposits required to be made into any Parity Obligation Sinking Funds established in accordance with the applicable Parity Obligation Issuance Documents. In the event that there are not sufficient amounts on deposit in the Revenue Fund to make all of such payments and deposits when due, the amount on deposit in the Revenue Fund shall be applied to make such payments and deposits on a pro rata basis in accordance with the outstanding principal amount of such Parity Obligations and as soon as additional Net Revenues are available, the same shall be used by the City to make any unpaid payments and to make up any deficiencies to the Parity Obligation Sinking Funds.

(b) any balance of the Net Revenues remaining in the Revenue Fund in excess of the payments hereinbefore specified in subparagraph (a) shall be used to make the deposits required to be made into any Parity Obligation Debt Service Reserve Funds established in accordance with applicable Parity Obligation Issuance Documents either to build up the amounts therein to the required reserve deposit or to make up any deficiencies therein created by transfers or valuations. In the event that there are not sufficient amounts on deposit in the Revenue Fund to make all of such deposits when due, the amount on deposit in the Revenue Fund shall be applied to make such deposits on a pro rata basis in accordance with the outstanding principal amount of such Parity Obligations and as soon as additional Net Revenues are available, the same shall be used by the City to make up any deficiencies from previous deposits to the Parity Obligation Debt Service Reserve Funds.

(c) any balance of the Net Revenues remaining in the Revenue Fund in excess of the payments hereinbefore specified in subparagraphs (a) and (b) shall be used to make up any deficiencies in any other funds and accounts established in accordance with any Parity Obligation Issuance Documents. In the event that there are not sufficient amounts on deposit in the Revenue Fund to make all of such deposits when due, the amount on deposit in the Revenue Fund shall be applied to make such deposits on a pro rata basis in accordance with the outstanding principal amount of the respective Parity Obligations and as soon as additional Net Revenues are available, the same shall be used by the City to make up any deficiencies from previous deposits to such funds and accounts.

(d) any balance of the Net Revenues remaining in the Revenue Fund in excess of the payments hereinbefore specified in subparagraphs (a), (b) and (c) shall be applied to pay the principal of and interest on any Subordinated Obligations as the same are due and to make the deposits required to be made into any funds and accounts established in accordance with the Subordinated Obligation Issuance Documents.

(e) any balance of the Net Revenues remaining in the Revenue Fund in excess of the payments hereinbefore specified in subparagraphs (a), (b), (c), (d) may be applied to for any lawful purpose.

All income derived from investments of the Revenue Fund shall be regarded as revenues of the Utility, and shall accrue to the Revenue Fund.

Bond Sinking Fund

Under the Indenture, the Trustee shall establish and maintain so long as any of the Series 2019 Bonds are outstanding a separate account to be known as the "Bond Sinking Fund – Webster City, Iowa" (hereinafter called the "Bond Sinking Fund"). The Bond Sinking Fund constitutes a Parity Obligation Sinking Fund pursuant to the Master Bond Resolution. There shall be deposited into the Bond Sinking Fund, as and when received, all moneys received by the Trustee under and pursuant to any of the terms of the Indenture which are required or which are accompanied by written directions that such moneys are to be deposited in the Bond Sinking Fund.

There shall be deposited into the Bond Sinking Fund from the Net Revenues on or before the 20th day of May, 2019 and on or before the 20th day of each month thereafter to and including October 20, 2019, an amount equal

to 1/6 of the principal amount becoming due on the Series 2019 Bonds on November 1, 2019, and thereafter, commencing with the 20th day of November and on or before the 20th day of each month thereafter, an amount equal to 1/12 of the principal becoming due on the Series 2019 Bonds on the next Principal Payment Date; provided, however, that no monthly deposit need be made to the extent that there is a sufficient amount already on deposit in the Bond Sinking Fund to pay principal of the Series 2019 Bonds on the next Principal Payment Date.

Money on deposit in the Bond Sinking Fund, other than income earned thereon which is to be transferred to other funds created under the Indenture, shall be applied by the Trustee to pay principal on the Bonds as it becomes due.

Interest Fund

Under the Indenture, the Trustee shall establish and maintain so long as any of the Series 2019 Bonds are outstanding a separate account to be known as the "Interest Fund – Webster City, Iowa," (hereinafter called the "Interest Fund"). The Interest Fund constitutes a "Parity Obligation Sinking Fund" pursuant to the Master Bond Resolution. Initial deposits to the Interest Fund shall be made pursuant to the Indenture. In addition, there shall be deposited into the Interest Fund, as and when received all moneys received by the Trustee under and pursuant to any of the provisions of this Indenture which are required or which are accompanied by direction that such moneys are to be paid into the Interest Fund.

There shall be deposited into the Interest Fund from the Net Revenues on or before the 20th day of each month commencing with May 20, 2019, an amount equal to 1/6 of the interest becoming due on the Bonds on the next Interest Payment Date (net of any accrued interest on deposit in the Interest Fund for the Bonds); provided, however, that no monthly deposit need be made to the extent that there is a sufficient amount already on deposit in the Interest Fund to pay interest on the Bonds on the next Interest Payment Date.

Money on deposit in the Interest Fund, other than income thereon which is to be transferred to other funds created pursuant to this Indenture, must be used to pay interest on the Bonds as it becomes due.

Reserve Fund

See "SECURITY AND SOURCE OF PAYMENT FOR THE BONDS – Reserve Fund" herein for a description of the Reserve Fund.

Issuance of Parity Obligations and Subordinated Obligations

No bonds, notes or obligations of any kind or nature payable from or enjoying a lien or claim on the property or revenues of the System shall be issued having priority over the Series 2019 Bonds or over any Parity Obligations. The Master Bond Resolution defines "Parity Obligations" to mean any obligations payable from Net Revenues and secured by a first lien on such Net Revenues, whether in the form of bonds, notes, loan agreements, leases, guaranties or other obligations.

So long as any Parity Obligations (including the Series 2019 Bonds) are Outstanding, the City shall not incur any obligations as additional Parity Obligations except as follows:

- (a) Long-Term Indebtedness may be incurred as Parity Obligations if prior to incurrence thereof a statement of an Independent Auditor or independent financial consultant is obtained stating that the average Net Revenues for the preceding three Fiscal Years for which audited financial reports are available (with adjustments as hereinafter provided) were equal to at least 1.25 times the maximum annual debt service on the then outstanding Parity Obligations and the Parity Obligations then proposed to be issued. For purposes of the provisions summarized under this heading, the Net Revenues may be adjusted so as to reflect any changes in the amount of such Net Revenues which would have resulted had any revision of the schedule of rates or charges imposed at or prior to the time of the issuance of any proposed Parity Obligations been in effect during such preceding Fiscal Year. The amount of such Net Revenues may be further adjusted: (i) to the extent of any demand charges paid under any interconnection agreement or

contract with another utility system for the interchange of electric service during such preceding Fiscal Year to the extent that such demand charges would have been eliminated or reduced by reason of the improvements and extensions then to be constructed; (ii) to the extent that reduction in base load energy costs or savings in the cost of purchased power would have been effected if the improvements and extensions then to be constructed had been in operation during such preceding Fiscal Year, and (iii) to the extent of the estimated Net Revenues of operation of the improvements and extensions then to be constructed from the sale of surplus power resulting from the addition of said improvements and extensions.

- (b) The City may incur obligations as subordinated obligations without limitation.

Covenants

So long as any of the Parity Obligations are outstanding, the City will operate the System on a revenue-producing basis and charge such fees and rates for its services and exercise such skill and diligence as to provide income from the System together with other available funds sufficient to pay promptly Debt Service Payments, all Operating Expenses of the System, maintain a Debt Service Coverage Ratio for each Fiscal Year equal to at least 1.25 and provide all other payments required to be made by it under the Master Bond Resolution to the extent permitted by law. In addition, the City shall, from time to time as often as necessary and to the extent permitted by law, revise its rates, fees and charges in such manner as may be necessary or proper to comply with the provisions of the Master Bond Resolution described in this paragraph. Pursuant to the Master Bond Resolution, "Debt Service Coverage Ratio" means, for each Fiscal Year, the ratio determined by dividing (a) a numerator equal to the Net Revenues as an average of the prior three year period by (b) a denominator equal to the principal and interest on any Parity Obligations for that period or payable at that time whether due at maturity or upon redemption or acceleration for that period. If the Debt Service Coverage Ratio is less than 1.25 for any Fiscal Year, then the City shall (i) retain an Independent Consultant to make recommendations with respect to the rates, fees and charges of the System and the City's methods of operation and other factors affecting its financial condition in order to increase the Debt Service Coverage Ratio for subsequent Fiscal Years to at least 1.25, and (ii) notify any Parity Obligation Holder requesting such notification that the City is required to retain an Independent Consultant; provided, however, the Debt Service Payments of any obligations issued to finance capital improvements to or for the System shall not be included in the calculation of Debt Service Coverage Ratio until the Fiscal Year subsequent to the Fiscal Year the capital improvements are placed in service. A copy of the report of such Independent Consultant and recommendations, if any, shall be filed with any Parity Obligation Holder requesting such information. So long as the City retains an Independent Consultant and complies with such Independent Consultant's reasonable recommendations to the extent not prohibited by law, and the Debt Service Coverage Ratio is not less than 1.00, then no default shall be declared with respect to this covenant, provided all required payments are being timely made under the Parity Obligations.

Under the Master Bond Resolution, the City covenants and agrees with each and every holder of any Parity Obligations:

Maintenance and Efficiency. That the City will maintain the System in good condition and operate it in an efficient manner and at a reasonable cost as a revenue-producing undertaking.

Rates. That on or before the beginning of each Fiscal Year, the City will adopt or continue in effect rates for all services rendered by the System sufficient to produce revenues for the next succeeding Fiscal Year sufficient to meet the requirements of the Master Bond Resolution.

Insurance. That the City shall maintain insurance on the insurable portions of the System of a kind and in an amount which normally would be carried by private companies engaged in a similar kind of business, including, but not limited to, comprehensive general public liability insurance and workers' compensation insurance. The City will keep proper books of record and account, separate from all other records and accounts, showing the complete and correct entries of all transactions relating to the System,

and the owners any Parity Obligations shall have the right at all reasonable times to inspect the System and all records, accounts and data of the City relating thereto.

Accounting and Audits. That the City will cause to be kept proper books and accounts of the System and in accordance with GAAP. The City shall furnish financial statements/information to any Parity Obligation Holder as required by any respective Parity Obligation Issuance Document.

State Laws. That the City will faithfully and punctually perform all duties with reference to the System required by laws of the State of Iowa, including the making and collecting of reasonable and sufficient rates for services rendered by the System as above provided, and will segregate the revenues of the System and apply said revenues to the funds specified in the Master Bond Resolution and any Parity Obligation Issuance Documents.

Fidelity Bond. That the City shall maintain fidelity bond coverage in amounts which normally would be carried by private companies engaged in a similar kind of business on each officer or employee having custody of funds of the System.

Budget. That the City will adopt a budget of revenues and current expenses on or before the end of each Fiscal Year for the ensuing Fiscal Year, and will file copies of such budgets, and any amendments thereto, with all Parity Obligation Holders requesting such information. Such budget shall take into account revenues and current expenses during the current and last-preceding Fiscal Years. For any increases in the operating budget, the City will follow its normal budgeting procedures.

Abandonment/Sale of the System. That so long as any Parity Obligations are outstanding, the System will not be abandoned or the operation thereof discontinued (by sale, lease or otherwise) unless provision for the payment of the principal of, premium, if any and interest on such Parity Obligations and the discharge and satisfaction of the covenants, liens and pledges entered into, created or imposed by the Master Bond Resolution and any Parity Obligation Issuance Documents has occurred; provided, however, that the City may dispose of any property which in the judgment of the City Council, or the duly constituted body as may then be charged with the operation of the System, is no longer useful or profitable in the operation of the System nor essential to the continued operation thereof and when the sale thereof will not operate to reduce the revenues to be derived from the operation of the System.

Events of Default and Remedies under Master Bond Resolution

The failure by the City to observe or perform any covenant, condition or agreement on its part contained in the Master Bond Resolution and any Parity Obligation Issuance Document, shall constitute an event of default. Except as herein expressly limited, any Parity Obligation Holders shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa, and of the United States of America, for the enforcement of payment of any Parity Obligations, and of the pledge of the Net Revenues made thereunder and of all covenants of the City thereunder, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Master Bond Resolution, or to obtain the appointment of a receiver to take possession of or operate the Utility and to perform the duties required by Iowa law and the Master Bond Resolution or employ the services of an Independent Consultant.

The Parity Obligation Holders acknowledge the parity relationship between the Parity Obligations and the rights of the Parity Obligation Holders. The Parity Obligation Holders agree to cooperate with each other in the pursuance of remedies hereunder, and under the Parity Obligation Issuance Documents upon the occurrence of an Event of Default. Notwithstanding anything in any Parity Obligation Issuance Documents to the contrary, any monies received pursuant to any right given or action taken under the Master Bond Resolution or any Parity Obligation Issuance Documents will be applied first to payment to the Parity Obligation Holders of all costs and expenses of the proceedings resulting in the collection of such money and of the expenses, liabilities and advances incurred or made by the Parity Obligation Holders and any remaining amounts will be applied to the payment of the interest on and principal of any Parity Obligations then due (whether by maturity, redemption or acceleration) and if such remaining amounts are not sufficient to make all of such payments, such amounts will be applied on a pro rata basis in accordance

with the Outstanding principal amounts of such Parity Obligations for further application in accordance with the provisions of the respective Parity Obligation Issuance Documents.

Events of Default and Remedies under Indenture

Under the Indenture, each of the following events is an "Event of Default":

(a) payment of any installment of interest payable on any of the Series 2019 Bonds is not made when the same is due and payable, either at maturity, by proceedings for redemption, upon acceleration, through failure to make any payment to any fund under the Indenture or otherwise; or

(b) payment of the principal of or the premium, if any, payable on any of the Series 2019 Bonds is not made when the same is due and payable, either at maturity, by proceedings for redemption, upon acceleration, through failure to make any payment to any fund under the Indenture or otherwise; or

(c) the City defaults in the due and punctual performance of any other of the covenants, conditions, agreements and provisions contained in the Master Bond Resolution, the Series 2019 Resolution, the Series 2019 Bonds or in the Indenture or any agreement supplemental to the Indenture to be performed on the part of the City, and such default continues for the period of 30 days after written notice specifying such default and requiring the same to be remedied has been given to the City by the Trustee at its discretion or upon the written request of the Holders of not less than 25% in aggregate principal amount of the Series 2019 Bonds then Outstanding; provided however, if such default can be cured but cannot be cured within such 30 days, it will not constitute a default under the Indenture if the City takes action to cure such default within such 30 days and diligently pursues such action until such default is cured; or

(d) if the City institutes proceedings to be adjudicated a voluntary bankrupt, or consents to the institution of a bankruptcy proceeding against it, or files a petition or answer or consent seeking reorganization or arrangement under the Federal Bankruptcy Code or any other similar applicable federal or state law, or consents to the filing of any such petition, or consents to the appointment of a receiver or trustee or assignee in bankruptcy or insolvency of it or its properties, or makes assignment for the benefit of its creditors, or admits in writing its inability to pay its debts generally as they become due; or

(e) any event of default under any Parity Obligation or Parity Obligation Issuance Document.

If any Event of Default described in paragraphs (a) or (b) above occurs, the Trustee will, by written notice to the City and the Paying Agent/Registrar, declare the principal of all the Series 2019 Bonds then Outstanding and the interest accrued thereon, to be due and payable immediately and upon any such declaration, the same will become and be immediately due and payable, anything in the Indenture or in the Series 2019 Bonds contained to the contrary notwithstanding.

If any Event of Default described in paragraphs (c), (d), or (e) above occurs, then during the continuance of such Event of Default, the Trustee in its discretion may, or upon the written direction of the Owners of not less than a majority in aggregate principal amount of the Series 2019 Bonds at the time Outstanding must, declare the principal of and the accrued interest on all Series 2019 Bonds then Outstanding to be due and payable immediately. Upon such declaration, the same will become and be immediately due and payable, anything in the Indenture or in the Series 2019 Bonds contained to the contrary notwithstanding.

Any such declaration based upon an Event of Default described in paragraphs (a) and (b) above is subject to the condition that if, at any time after such declaration and before any judgment or decree for the payment of the money due has been obtained or entered, the City deposits or causes to be deposited with the Trustee a sum sufficient to pay all the principal of and installments of interest on the Series 2019 Bonds payment of which is overdue, with interest on such overdue principal at the rate borne by the respective Series 2019 Bonds, and the reasonable charges and expenses of the Trustee, and any and all other monetary defaults known to the Trustee (other than in the payment of principal of and interest on the Series 2019 Bonds due and payable solely by reason of such declaration) has been made good or cured to the satisfaction of the Trustee or provision deemed by the Trustee to be adequate shall have

been made therefor, then, and in every such case, the Owners of not less than a majority in aggregate principal amount of the Series 2019 Bonds then Outstanding, by written notice to the City and the Paying Agent/Registrar, and the Trustee, or the Trustee if such declaration was made by the Trustee, may, on behalf of the Owners of all of the Series 2019 Bonds, rescind and annul such declaration and its consequences and waive such default, but no such rescission and annulment will extend to or affect any subsequent default, or shall impair or exhaust any right or power consequent thereon.

Notwithstanding anything to the contrary contained in the preceding paragraph, upon any declaration of acceleration of the Series 2019 Bonds hereunder, which has not been rescinded or annulled as provided above, the Trustee will give notice of such declaration by mail to the respective Owners of the Series 2019 Bonds at their addresses appearing on the registration records maintained by the Paying Agent/Registrar.

Upon the occurrence and continuance of an Event of Default described in paragraphs (a) and (b) above, then and in every such case the Trustee in its discretion may, and upon the written direction of the Owners of not less than 25% in principal amount of the Series 2019 Bonds then Outstanding and receipt of indemnity against anticipated charges and expenses and liability to its satisfaction (which indemnity is a condition precedent to its duties hereunder) must, in its own name and as the Trustee of an express trust:

- (1) by mandamus, or other suit, action or proceeding at law or in equity, enforce all rights of the Owners and require the City to carry out any agreements with or for the benefit of the Owners of Series 2019 Bonds and to perform its or their duties under the Act and the Indenture, provided that any such remedy may be taken only to the extent permitted under the applicable provisions of the Indenture;
- (2) bring suit upon the Series 2019 Bonds;
- (3) by action or suit in equity require the City to account as if it were the trustee of an express trust for the Owners of Series 2019 Bonds; or
- (4) by action or suit in equity enjoin any acts or things which may be unlawful or in violation of the rights of the Owners of Series 2019 Bonds.

Upon the occurrence of an Event of Default described in paragraphs (c), (d), and (e) above, then, the Trustee in its discretion may, and upon the written direction of not less than 25% in principal amount of the Series 2019 Bonds then Outstanding and receipt of indemnity against anticipated charges and expenses and liability to its satisfaction must, in its own name and as the Trustee of an express trust, take any of the remedial actions described in subparagraphs (1) through (4) of the preceding paragraph.

If an Event of Default occurs and is continuing, all Net Revenues and any other funds then held or thereafter received by the Trustee under any of the provisions of the Indenture will be applied by the Trustee as follows and in the following order:

- (1) To the payment of any expenses necessary in the opinion of the Trustee to protect the interests of the Owners of the Series 2019 Bonds and the payment of reasonable charges and expenses of the Trustee (including reasonable fees and disbursements of its counsel) incurred in and about the performance of its powers and duties under the Indenture;
- (2) To the payment of the principal of and interest then due on the Series 2019 Bonds (upon presentation of the Series 2019 Bonds to be paid, and stamping thereon of the payment if only partially paid, or surrender thereof if fully paid) subject to the provisions of the Indenture, as follows:

Unless the principal of all of the Series 2019 Bonds has become or been declared due and payable,

First: To the payment to the persons entitled thereto of all installments of interest then due in the order of the maturity of such installments and, if the amount available is not sufficient to pay in full any installment or

installments maturing on the same date, then to the payment thereof ratably, according to the amounts due thereon, to the persons entitled thereto, without any discrimination or preference; and

Second: To the payment to the persons entitled thereto of the unpaid principal of any Series 2019 Bonds which have become due, whether at maturity or by call for redemption, with interest on the overdue principal at the rate borne by the respective Series 2019 Bonds, and, if the amount available is not sufficient to pay in full all the Series 2019 Bonds, together with such interest, then to the payment thereof ratably, according to the amounts of principal due on such date to the persons entitled thereto, without any discrimination or preference.

If the principal of all of the Series 2019 Bonds has become or been declared due and payable, to the payment of the principal and interest then due and unpaid upon the Series 2019 Bonds, with interest on the overdue principal at the rate borne by the Series 2019 Bonds, and, if the amount available is not sufficient to pay in full the whole amount so due and unpaid, then to the payment thereof ratably, without preference or priority of principal over interest, or of interest over principal, or of any installment of interest over any other installment of interest, or of any Bond over any other Bond, according to the amounts due respectively for principal and interest, to the persons entitled thereto without any discrimination or preference.

(3) To the City.

Pursuant to the Indenture, the Trustee is appointed (and the successive respective Owners of the Series 2019 Bonds, by taking and holding the same, will be conclusively deemed to have so appointed the Trustee) as trustee and true and lawful attorney-in-fact of the Owners of the Series 2019 Bonds for the purpose of exercising and prosecuting on their behalf such rights and remedies as may be available to such Owners under the provisions of the Series 2019 Bonds, the Indenture, the Agreement and applicable provisions of any other law. Upon the occurrence and continuance of an Event of Default or other occasion giving rise to a right in the Trustee to represent the Bond Owners, the Trustee in its discretion may, and upon the written request of the Owners of not less than 25% in aggregate principal amount of the Series 2019 Bonds then Outstanding, and upon being indemnified against anticipated charges and expenses and liabilities to its satisfaction therefor (which indemnity is a condition precedent to its duties hereunder), must, proceed to protect or enforce its rights or the rights of such Owners by such appropriate action, suit, mandamus or other proceedings as it deems most effectual to protect and enforce any such right, at law or in equity, either for the specific performance of any covenant or agreement contained in the Indenture, or in aid of the execution of any power granted in the Indenture, or for the enforcement of any other appropriate legal or equitable right or remedy vested in the Trustee or in such Owners under the Indenture or any other law; and upon instituting such proceeding, the Trustee will be entitled, as a matter of right, to the appointment of a receiver of the Trust Estate and other assets pledged under the Indenture, pending such proceedings. All rights of action under the Indenture or the Series 2019 Bonds or otherwise may be prosecuted and enforced by the Trustee without the possession of any of the Series 2019 Bonds or the production thereof in any proceeding relating thereto, and any such suit, action or proceeding instituted by the Trustee will be brought in the name of the Trustee for the benefit and protection of all the Owners of such Series 2019 Bonds, subject to the provisions of the Indenture.

Anything in the Indenture to the contrary notwithstanding, upon the occurrence of an Event of Default described in paragraphs (a) and (b) above, the Owners of a majority in aggregate principal amount of the Series 2019 Bonds then Outstanding will have the right, by an instrument or concurrent instruments in writing executed and delivered to the Trustee, to direct the method of conducting all remedial proceedings taken by the Trustee under the Indenture, upon indemnification satisfactory to the Trustee, provided that such direction will not be otherwise than in accordance with law and the provisions of the Indenture, and that the Trustee will have the right to decline to follow any such direction which in the sole discretion of the Trustee would be unjustly prejudicial to Bond Owners not parties to such direction. Upon the occurrence of an Event of Default described in paragraphs (c), (d), and (e) above, the Owners of a majority in aggregate principal amount of the Series 2019 Bonds then Outstanding have the right, by an instrument or concurrent instruments in writing executed and delivered to the Trustee, to direct the method of conducting all remedial proceedings taken by the Trustee under the Indenture, upon indemnification satisfactory to the Trustee, provided that such direction shall not be otherwise than in accordance with law and the provisions of the Indenture, and that the Trustee has the right to decline to follow any such direction which in the sole discretion of the Trustee would be unjustly prejudicial to Bond Owners not parties to such direction. The Trustee will not be

responsible for the propriety of or liable for the consequences of following such a direction given by the Owners of a majority in aggregate principal amount of the Series 2019 Bonds then Outstanding.

No Owner of any Bond will have the right to institute any suit, action or proceeding at law or in equity, for the protection or enforcement of any right or remedy under the Indenture or any other applicable law with respect to such Bond unless (1) such Owner has given to the Trustee written notice of the occurrence of an Event of Default; (2) the Owners of not less than 25% in aggregate principal amount of the Series 2019 Bonds then Outstanding have made written request upon the Trustee to exercise the powers granted under the Indenture or to institute such suit, action or proceeding in its own name; (3) such Owner or said Owners has tendered to the Trustee reasonable indemnity against the costs, expenses and liabilities to be incurred in compliance with such request; and (4) the Trustee has refused or omitted to comply with such request for a period of 60 days after such written request shall have been received by, and said tender of indemnity has been made to, the Trustee.

Such notification, request, tender of indemnity and refusal or omission are conditions precedent to the exercise by any Owner of Series 2019 Bonds of any remedy under the Indenture or under law; it being understood and intended that no one or more Owners of Series 2019 Bonds have any right in any manner whatever by his or her action to affect, disturb or prejudice the security of the Indenture or the rights of any other Owners of Series 2019 Bonds, or to enforce any right under the Indenture or other applicable law with respect to the Series 2019 Bonds, except in the manner herein provided, and that all proceedings at law or in equity to enforce any such right have been instituted, had and maintained in the manner provided in the Indenture and for the benefit and protection of all Owners of the then Outstanding Series 2019 Bonds, subject to the provisions of the Indenture.

INVESTMENT CONSIDERATIONS/RISK FACTORS

An investment in the Series 2019 Bonds involves an element of risk. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Official Statement (including the appendices hereto) in order to make a judgment as to whether the Series 2019 Bonds are an appropriate investment.

A number of factors could prevent the receipt of or reduce the amount of available Net Revenues for payment of debt service on the Series 2019 Bonds, and any Parity Obligations, including, but not limited to, the failure by certain users to pay their bills when and as due. The ability of the City to generate sufficient Net Revenues is dependent upon a number of conditions and risk factors that are unpredictable including general economic conditions.

NO REPRESENTATION OR ASSURANCE CAN BE MADE THAT NET REVENUES WILL BE REALIZED BY THE CITY IN AMOUNTS SUFFICIENT TO PAY MATURING PRINCIPAL OF AND INTEREST ON THE SERIES 2019 BONDS AND ANY PARITY OBLIGATIONS. Prospective purchasers of the Series 2019 Bonds should be aware that investment in the Series 2019 Bonds entails some degree of risk. Each prospective investor in the Series 2019 Bonds is encouraged to read this Official Statement in its entirety. Particular attention should be given to the factors described below which, among others, could affect the payment of debt service on the Series 2019 Bonds and which could also affect the market price of the Series 2019 Bonds to an extent that cannot be determined. This discussion of risk factors is not, and is not intended to be, exhaustive.

Bond Insurance

In the event of default of the payment of the regularly scheduled principal of and interest on the Bonds when due, any owner of the Bonds will have a claim under the Policy for such payments.

Default in the payment of principal of and interest on the Bonds does not obligate acceleration of the obligations of AGM without appropriate consent. AGM may direct and must consent to any remedies exercised and AGM's consent may be required in connection with amendments to the Master Bond Resolution. The obligations of AGM under the Policy are general obligations of AGM and in an event of default by AGM, the remedies available to the Bondholders may be limited by laws related to insolvency. If AGM becomes insolvent or otherwise becomes subject to receivership or similar proceedings under state insurance law, Bondholders may become general unsecured creditors of AGM and, under such circumstances, timely payment of the principal of and interest on the Bonds might

depend entirely on the ability of the Issuer to pay principal of and interest on the Bonds as described under the heading "SECURITY AND SOURCE OF PAYMENT FOR THE BONDS" herein.

The ability of AGM to make payment of such defaulted principal or interest under the Policy may be adversely affected by the financial condition of AGM at such time. No assurance is given as to the current or future financial condition of AGM or the financial condition of any entity with which AGM may merge or by which it may be acquired.

In the event AGM is unable to make payment of principal and interest on the Bonds as such payments become due under the Policy, the Bonds are payable solely from the Issuer as described herein. In the event AGM becomes obligated to make payments with respect to the Bonds, no assurance is given that such event will not adversely affect the market price of the Bonds or the marketability for the Bonds.

The long-term ratings of the Bonds are dependent in part on the financial strength of AGM and its claims-paying ability. AGM's financial strength and claims-paying ability are predicated upon a number of factors which could change over time. No assurance is given that the long-term ratings of AGM and of the ratings on the Bonds will not be subject to downgrade and such event could adversely affect the market price of the Bonds or the marketability for the Bonds. See "RATINGS" herein.

The Issuer has made no independent investigation into the claims-paying ability of AGM, and no assurance or representation regarding the financial strength or projected financial strength of AGM is given. Thus, when making an investment decision, potential investors should carefully consider the ability of the Issuer to pay principal of and interest on the Bonds and the claims-paying ability of AGM, particularly over the life of the Bonds. See "BOND INSURANCE" herein for further information provided by AGM and the Policy, which includes further instructions for obtaining current financial information regarding AGM.

Limited Obligation

The obligation of the City to pay debt service on the Series 2019 Bonds is a special limited obligation of the City. The full faith and credit and taxing powers of the City are not pledged to pay debt service on the Series 2019 Bonds and the City does not have the authority to levy ad valorem property taxes without limit in order to pay debt service on the Series 2019 Bonds. As further described elsewhere herein, debt service on the Series 2019 Bonds is payable solely from Net Revenues derived from the System. While it is believed that Net Revenues of the System will be sufficient to pay debt service on the Series 2019 Bonds (and any Parity Obligations) when due, a number of other factors described below, or factors not presently anticipated, may affect the receipt of sufficient revenues from the System for such purposes.

By the Indenture and the Master Bond Resolution, the City has covenanted that it will establish and maintain rates and charges with respect to the System so that the gross revenues derived from the System will be sufficient, when combined with other available funds, to pay when due all expenses of the operation and maintenance of the System, and all principal of and interest on Series 2019 Bonds and any Parity Obligations, to provide for the establishment and maintenance of adequate reserves, and to provide an allowance adequate for recurring renewals and replacements of the System, and further, so that the Net Revenues of the System in each fiscal year will be at least equal to 125% of the principal of and interest on the Series 2019 Bonds and any Parity Obligations coming due in the same fiscal year.

Nature of Pro Forma Debt Service Coverage

Certain historical net operating income and other financial information for the System, including pro forma debt service coverage, are included in this Official Statement under the caption "PRO FORMA DEBT SERVICE COVERAGE." The pro forma coverage is merely a mathematical computation as reflected in the applicable table[s], and constitutes no assurance as to the future debt of the City or the sufficiency of Net Revenues to satisfy operating costs of the System and other debt service requirements.

General Factors that May Affect Sufficiency of Net Revenues

The City is obligated to pay debt service on the Series 2019 Bonds solely from Net Revenues generated by the operation of the System and from amounts on deposit in the Bond Sinking Fund, the Interest Fund and the Reserve Fund. A number of factors may have an adverse effect on the receipt of monies in an amount sufficient to pay operating and maintenance expenses of the System as well as debt service on the Series 2019 Bonds. These include potential adverse changes in the economic condition of the City or the System, including potential decreases in population that may arise from decisions by employers located in and around the City to relocate their operations elsewhere; periodic fluctuations in demand; potential unemployment at a level that would preclude residents of the City from paying sufficient user fees in order to support the operations of the System and the payment of debt service on the Series 2019 Bonds; increased emphasis on and adoption by the general population of conservation measures; and alternative sources of electric services that may be made available at some time in the future by public or private entities in competition with the System, including at lower prices. The loss of any of the major electric users may also have an adverse impact on the Net Revenues of the System.

Unforeseen increases in maintenance and operating expenses may also have an adverse impact on the Net Revenues of the System. Factors affecting such expenses include increased costs of equipment and labor. The City believes that it has made a reasonable projection of and allocation for maintenance and operating costs in setting its rates and charges, including the surcharge, but no assurance can be given that actual costs will not exceed cost projections.

The City's covenants with respect to the sufficiency of rates as set forth herein is a prospective covenant to set rates sufficient to produce Net Revenues for the next succeeding Fiscal Year adequate to pay principal and interest requirements and create reserves as provided in the Master Bond Resolution but not less than 125 percent of the principal and interest requirements of the Fiscal Year (the "Rate Covenant"). The Rate Covenant does not require the City to maintain historical Net Revenues of at least 125 percent of the principal and interest requirements of the applicable Fiscal Year. Provided the City adopts or continues in effect sufficient rates to meet this covenant, the City will not be in default under the Rate Covenant even if historical Net Revenues for such Fiscal Year are less than 125 percent of the principal and interest requirements for such Fiscal Year.

Unforeseen Problems with the System

Payment of principal of and interest on the Series 2019 Bonds is dependent to a considerable degree upon the continued operation of the System for the purposes for which it was designed. While the City believes that the System has been designed and will be maintained in such a manner as to permit continued operation without requiring unreasonable costs for maintenance or repairs, and while the City has provided under the terms of the Master Bond Resolution and the Indenture for the creation and maintenance of funds in amounts which the City believes to be sufficient to provide for the necessary repairs and maintenance of the System, there can be no assurance that such amounts will, in fact, be sufficient to assure the ongoing operation of the System. Although the System is covered by policies of insurance, casualties and other occurrences that may result in damage to the System may not be covered by the net proceeds of any insurance award. Any material interruption of the operation of the System may have an adverse effect on the ability of the City to collect fees from users of the System and could, in turn, have a materially adverse effect on the ability of the City to make timely payment of debt service on the Series 2019 Bonds.

Additional Debt of the System

Upon the satisfaction of certain conditions set forth in the Master Bond Resolution, the City may issue Parity Obligations for the purpose of financing or refinancing improvements or modifications to the System, which Parity Obligations would be equally and ratably secured with the Series 2019 Bonds that remain Outstanding by the Net Revenues of the System. The City may also issue Subordinated Obligations and other additional bonds not secured by the Master Bond Resolution and the specifically pledged Net Revenues of the System, but payable from other revenues of the City. Such other additional bonds may be issued for any purpose permitted by law, including acquisition and construction of additional capital systems to the System. See "EXCERPTS OF INDENTURE AND RESOLUTION – Issuance of Additional Bonds – Parity Obligations" herein.

Natural Disaster

The System is subject to interruption and loss of business in the event of a disaster, such as a windstorm, fire, explosion, sabotage and other events not now foreseen.

Environmental Protection Cost and Regulations

The City believes it meets all current environmental requirements. In the future, however, regulatory agencies could adopt more stringent and costly pollution control measures, which would require additional capital and cause added operation and fuel expenses.

The System is subject to state and federal environmental laws and regulations. The laws and regulations governing entities such as the System, including with respect to plant operation, rate setting, and use of fuel, may require the City to expend substantial funds to meet the requirements of such changing laws and regulations in the future. Failure to comply with these laws and regulations may result in the imposition of administrative, civil and criminal penalties, or an injunction requiring the City to take or refrain from taking certain actions. In addition, environmental laws and regulations are complex and change frequently and it is possible that new or stricter standards could be imposed that will require additional capital expenditures or raise operating costs, which could affect the System's electric revenue capacity. In addition, failure to comply with regulatory changes, or the inability to comply with regulatory changes, in a timely manner could cause portions of the System to become unavailable resulting in a loss of or disruption of services negatively impacting Net Revenues.

Rating Loss

Standard & Poor's Ratings Services, a division of The McGraw-Hill Companies, Inc. ("S&P"), has assigned a long-term rating of "[]" to the Series 2019 Bonds. S&P has assigned a rating of "AA" to AGM. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that the rating will continue for any given period of time, or that such rating will not be revised, suspended or withdrawn, if, in the judgment of S&P, circumstances so warrant. A revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Series 2019 Bonds.

Matters Relating to Enforceability of Agreements

Bondholders shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Series 2019 Bonds, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law, the Master Bond Resolution and the Indenture.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the Master Bond Resolution or the Indenture. The remedies available to the Bondholders upon an event of default under the Master Bond Resolution or the Indenture, in certain respects, may require judicial action, which is often subject to discretion and delay. Under existing law, including specifically the federal bankruptcy code, certain of the remedies specified in the Master Bond Resolution or the Indenture may not be readily available or may be limited. A court may decide not to order the specific performance of the covenants contained in these documents. The legal opinions to be delivered concurrently with the delivery of the Series 2019 Bonds will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

No representation is made, and no assurance is given, that the enforcement of any remedies will result in sufficient funds to pay all amounts due under the Master Bond Resolution or the Indenture, including principal of and interest on the Series 2019 Bonds.

Secondary Market

There can be no guarantee that there will be a secondary market for the Series 2019 Bonds or, if a secondary market exists, that such Series 2019 Bonds can be sold for any particular price. Occasionally, because of general market conditions or because of adverse history of economic prospects connected with a particular issue, secondary marketing practices in connection with a particular bond issue are suspended or terminated. Additionally, prices of issues for which a market is being made will depend upon then prevailing circumstances. Such prices could be substantially different from the original purchase price of the Series 2019 Bonds.

EACH PROSPECTIVE PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT IN THE SERIES 2019 BONDS AND MUST BE ABLE TO BEAR THE ECONOMIC RISK OF SUCH INVESTMENT. THE SECONDARY MARKET FOR THE SERIES 2019 BONDS, IF ANY, COULD BE LIMITED.

Bankruptcy and Insolvency

The rights and remedies provided in the Master Bond Resolution and Indenture may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws or equitable principles that may affect the enforcement of creditor's rights, to the exercise of judicial discretion in appropriate cases and to limitations in legal remedies against exercise of judicial discretion in appropriate cases and to limitations on legal remedies against municipal corporations in the State of Iowa. The various opinions of counsel to be delivered with respect to the Bonds, the Master Bond Resolution and Indenture, including the opinion of Bond Counsel, will be similarly qualified. If the Issuer were to file a petition under chapter nine of the federal bankruptcy code, the owners of the Bonds could be prohibited from taking any steps to enforce their rights under the Master Bond Resolution and Indenture. In the event the Issuer fails to comply with its covenants under the Master Bond Resolution and Indenture or fails to make payments on the Bonds, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Bonds.

Under sections 76.16 and 76.16A of the Act, a city, county, or other political subdivision may become a debtor under chapter nine of the federal bankruptcy code, if it is rendered insolvent, as defined in 11 U.S.C. §101(32)(c), as a result of a debt involuntarily incurred. As used therein, "debt" means an obligation to pay money, other than pursuant to a valid and binding collective bargaining agreement or previously authorized bond issue, as to which the governing body of the city, county, or other political subdivision has made a specific finding set forth in a duly adopted resolution of each of the following: (1) that all or a portion of such obligation will not be paid from available insurance proceeds and must be paid from an increase in general tax levy; (2) that such increase in the general tax levy will result in a severe, adverse impact on the ability of the city, county, or political subdivision to exercise the powers granted to it under applicable law, including without limitation providing necessary services and promoting economic development; (3) that as a result of such obligation, the city, county, or other political subdivision is unable to pay its debts as they become due; and (4) that the debt is not an obligation to pay money to a city, county, entity organized pursuant to chapter 28E of the Code of Iowa, or other political subdivision.

Forward-Looking Statements

This Official Statement contains statements relating to future results that are "forward-looking statements" as defined in the Private Securities Litigation Reform Act of 1995. When used in this Official Statement, the words "anticipated," "plan," "expect," "projected," "estimate," "budget," "pro forma," "forecast," "intend," and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware that there are likely to be differences between forward looking statements and the actual results. These differences could be material and could impact the availability of funds of the City to pay debt service when due on the Series 2019 Bonds.

General Economic Factors

The ability of the System to generate sufficient Net Revenues is subject to general economic factors that may impact both the costs of operating the System and demand by customers of the System. Examples of these economic factors include increased operation and maintenance costs, adverse demographic changes in the System's service area, reduction in consumption patterns by customers, and a decrease in financial means by which customers pay their electric bills. Any or a combination of these factors may have a material adverse effect on the ability of the System to collect sufficient Net Revenues for payment of the Series 2019 Bonds and any Parity Obligations.

Changes in Legislation

The future financial condition of the System and its ability to earn sufficient Net Revenues could be affected adversely by legislative, environmental and other regulatory actions, to the extent such changes are material and adversely alter the current operation environment for the System. The City cannot and does not make any predictions about such future legislative or regulatory changes, other than to note that any number of possible changes may adversely affect the operation of the System.

DTC-Beneficial Owners

Beneficial Owners of the Series 2019 Bonds may experience some delay in the receipt of distributions of principal of and interest on the Series 2019 Bonds since such distributions will be forwarded by the Paying Agent to DTC and DTC will credit such distributions to the accounts of the Participants which will thereafter credit them to the accounts of the Beneficial Owner either directly or indirectly through indirect Participants. Neither the City nor the Paying Agent will have any responsibility or obligation to assure that any such notice or payment is forwarded by DTC to any Participants or by any Participant to any Beneficial Owner.

In addition, since transactions in the Series 2019 Bonds can be effected only through DTC Participants, indirect participants and certain banks, the ability of a Beneficial Owner to pledge the Series 2019 Bonds to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Bonds, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered Owners only indirectly through DTC and the Participants. See "DESCRIPTION OF THE BONDS – Book-Entry System" herein.

Pension and OPEB Information

Iowa Public Employees' Retirement System

The City contributes to the Iowa Public Employees' Retirement System ("IPERS"), which is a state-wide multiple-employer cost-sharing defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by State statute to plan members and beneficiaries. All full-time employees of the City are required to participate in IPERS. IPERS plan members are required to contribute a percentage of their annual salary, in addition to the City being required to make annual contributions to IPERS. Contribution amounts are set by State statute. The IPERS Comprehensive Annual Financial Report for its fiscal year ended June 30, 2018 (the "IPERS CAFR"), indicates that as of June 30, 2018, the date of the most recent actuarial valuation for IPERS, the funded ratio of IPERS was 82.4%, and the unfunded actuarial liability was \$6.815 billion. The IPERS CAFR identifies the IPERS Net Pension Liability at June 30, 2018, at approximately \$6.328 billion, while its net pension liability at June 30, 2017, was approximately \$6.661 billion. The IPERS CAFR is available on the IPERS website, or by contacting IPERS at 7401 Register Drive, Des Moines, IA 50321. See "APPENDIX C – AUDITED FINANCIAL STATEMENTS OF THE CITY" for additional information on IPERS.

Bond Counsel, Disclosure Counsel, the Underwriter and the City undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor's website or links to other Internet sites accessed through the IPERS website.

The City's total contributions to IPERS for the year ended June 30, 2018, were approximately \$249,982. The City is current in its obligations to IPERS.

Pursuant to Governmental Accounting Standards Board Statement No. 68, IPERS has allocated the net pension liability among its members, with the City's identified portion at June 30, 2018, at approximately \$2,365,229. While the City's contributions to IPERS are controlled by state law, there can be no assurance the City will not be required by changes in State law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the City. See "APPENDIX C – AUDITED FINANCIAL STATEMENTS OF THE CITY" for additional information on pension and liabilities of the City.

Municipal Fire and Police Retirement System of Iowa

The City also contributes to the Municipal Fire and Police Retirement System of Iowa ("MFPRSI"), which is a multiple-employer cost-sharing defined benefit pension plan for fire fighters and police officers, administered under Chapter 411 of the Code of Iowa. MFPRSI plan members are required to contribute a percentage of their annual salary, in addition to the City being required to make annual contributions to MFPRSI. Contribution amounts are set by State statute. The MFPRSI Comprehensive Annual Financial Report for its fiscal year ended June 30, 2018 (the "MFPRSI Report") indicates that as of June 30, 2018, the date of the most recent actuarial valuation for MFPRSI, the funded ratio of MFPRSI was 82.00%, and the unfunded actuarial liability was \$566.2 million. The MFPRSI Report identifies the MFPRSI Net Pension Liability at June 30, 2018, at approximately \$595.4 million, while its net pension liability at June 30, 2017, was approximately \$586.5 million. The MFPRSI Report is available on the MFPRSI website. See "APPENDIX C — AUDITED FINANCIAL STATEMENTS OF THE CITY" for additional information on MFPRSI.

Bond Counsel, Disclosure Counsel, the Underwriter and the City undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the MFPRSI discussed above or included on the MFPRSI website, including, but not limited to, updates of such information on the State Auditor's website or links to other Internet sites accessed through the MFPRSI website.

The City's total contributions to MFPRSI for the year ended June 30, 2018, were approximately \$218,353. The City is current in its obligations to MFPRSI.

Pursuant to Governmental Accounting Standards Board Statement No. 68, MFPRSI has allocated the net pension liability among its members, with the City's identified portion at June 30, 2018, at approximately \$1,800,485. While the City's contributions to MFPRSI are controlled by state law, there can be no assurance the City will not be required by changes in State law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the City. See "APPENDIX C — AUDITED FINANCIAL STATEMENTS OF THE CITY" for additional information on pension and liabilities of the City.

Other Post-Employment Benefits ("OPEB") Information

The City operates a single-employer health benefit plan which provides medical/prescription drug benefits for employees and retirees and their spouses. As of June 30, 2018, there were 68 active members in the plan. Participants must be age 55 or older at retirement. The medical/prescription drug coverage is provided through a fully-insured plan with Wellmark Blue Cross and Blue Shield. Retirees under age 65 pay the same premium for the medical/prescription drug benefit as active employees, which results in an implicit subsidy and an OPEB liability. The contribution requirements of plan members are established and may be amended by the City. The City currently finances the retiree benefit plan on a pay-as-you-go basis. See "APPENDIX C — AUDITED FINANCIAL STATEMENTS OF THE CITY" for additional information on pension and OPEB obligations of the City.

Summary

The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Series 2019 Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should become thoroughly familiar with this entire Official Statement and the appendices hereto.

LITIGATION

As of this date, the City is not aware of any pending or threatened litigation affecting the validity of the Series 2019 Bonds, the organization of the City, or the ability of the City to operate the System to meet its financial obligations.

ACCOUNTANT

The financial statements of the City included as "APPENDIX C – AUDITED FINANCIAL STATEMENTS OF THE CITY" to this Official Statement have been examined by Williams & Company, P.C., 21 1st Avenue NW, Le Mars, Iowa, to the extent and for the periods indicated in their report thereon. Such financial statements have been included herein without permission of said office, and said office expresses no opinion with respect to the Series 2019 Bonds or the Official Statement.

Because the financial statements of the System are not presented separately by the City, the City's complete financial statements are included as "APPENDIX C – AUDITED FINANCIAL STATEMENTS OF THE CITY." As noted herein, the Series 2019 Bonds are payable solely from the Net Revenues of the System and not from any other funds of the City.

TAX MATTERS

Interest on the Series 2019 Bonds is includible in gross income for both federal and State of Iowa income tax purposes.

Prospective purchasers should consult with their own tax advisors concerning the federal, state, and local tax consequences of the purchase, ownership, and disposition of the Series 2019 Bonds, including, without limitation, the additional tax on net investment income, anticipated and potential changes in tax rates on interest income, the treatment of interest in other jurisdictions, the calculation and timing of the inclusion of interest in income, the tax consequences of dispositions of Series 2019 Bonds at a gain or loss and the determination of the amount thereof, and rules applicable if Series 2019 Bonds are issued or acquired at a premium or discount from their face amount (including the possible treatment of accrued market discount as ordinary income, deferral of certain interest deductions attributable to indebtedness incurred or continued to purchase or hold Series 2019 Bonds, and the amortization of bond premium).

Payments of interest on the Series 2019 Bonds (including any allocable bond premium or accrued original issue discount) and proceeds from the sale or other disposition of the Series 2019 Bonds are expected to be reported to the Internal Revenue Service as required under applicable Treasury Regulations. Backup withholding may apply to these payments if the holder fails to provide an accurate taxpayer identification number and certification that it is not subject to backup withholding (generally on an IRS Form W-9) or otherwise fails to comply with the applicable backup withholding requirements. Non-U.S. holders and holders who receive payments through non-U.S. entities may also be subject to withholding tax in certain circumstances.

LEGAL MATTERS

Legal matters incident to the authorization, issuance and sale of the Series 2019 Bonds are subject to the approving legal opinion of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel, a form of which is attached hereto as "APPENDIX D – FORM OF BOND COUNSEL OPINION." Signed copies of the opinion, dated and premised on law in effect as of the date of original delivery of the Series 2019 Bonds, will be delivered to the Underwriter at the time of such original delivery. The Series 2019 Bonds are offered subject to prior sale and to the approval of legality of the Series 2019 Bonds by Bond Counsel. Dorsey & Whitney LLP is also serving as Disclosure Counsel to the Issuer in connection with issuance of the Series 2019 Bonds.

The legal opinion to be delivered will express the professional judgment of Bond Counsel, and by rendering a legal opinion, Bond Counsel does not become an insurer or guarantor of the result indicated by that expression of professional judgment or of the transaction or the future performance of the parties to the transaction.

UNDERWRITING

The Series 2019 Bonds are being purchased, subject to certain conditions, by Robert W. Baird & Co., Incorporated (the "Underwriter"). The Underwriter has agreed, subject to certain conditions, to purchase all, but not less than all, of the Series 2019 Bonds at an aggregate purchase price of \$[] (which is equal to the aggregate principal amount of the Series 2019 Bonds in the amount of \$13,875,000, less the Underwriter's discount of \$[]).

The Underwriter may offer and sell the Series 2019 Bonds to certain dealers (including dealers depositing the Series 2019 Bonds into unit investment trusts, certain of which may be sponsored or managed by the Underwriter) and others at prices lower than the initial public offering prices stated on the cover page. The initial public offering prices of the Series 2019 Bonds may be changed, from time to time, by the Underwriter.

The Underwriter may engage in secondary market trading of the Series 2019 Bonds subject to applicable securities laws. The Underwriter is not obligated, however, to repurchase any of the Series 2019 Bonds at the request of the holder thereof.

RATING

Standard & Poor's Ratings Services, a division of The McGraw-Hill Companies, Inc. ("S&P"), has assigned a long-term rating of "[]" to the Series 2019 Bonds. S&P has assigned a rating of "[]" to the Series 2019 Bonds based upon a municipal bond insurance policy to be issued by AGM. An explanation of the significance of each rating may be obtained from S&P. The ratings reflect only the view of such organization. Each rating described above is not a recommendation to buy, sell or hold the Series 2019 Bonds and there can be no assurance that any rating will continue for any given period of time or it will not be suspended, revised downward or withdrawn entirely by the rating agency, if, in its judgment, circumstances so warrant. Therefore, after the date hereof, investors should not assume that each rating is still in effect. Any downward revision or withdrawal of either rating is likely to have an adverse effect on the marketability or market price of the Series 2019 Bonds. The City has not undertaken any responsibility to bring to the attention of the owners of the Series 2019 Bonds any proposed suspension, revision or withdrawal of any rating subsequent to the date of this Official Statement, except in connection with the reporting of certain events by the City as provided in the Continuing Disclosure Certificate, or to oppose any such proposed suspension, revision or withdrawal.

CONTINUING DISCLOSURE

The City will covenant in a Continuing Disclosure Certificate for the benefit of the Owners and Beneficial Owners of the Series 2019 Bonds to provide annually certain financial information and operating data relating to the City and the System, as well as limited information pertaining to Corn Belt (the "Annual Report"), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City no later than 12 months after the close of each fiscal year, commencing with the fiscal year ending June 30, 2019, with the Municipal Securities Rulemaking Board, at its internet repository named "Electronic Municipal Market Access" ("EMMA"). The notices of events, if any, are also to be filed with EMMA. See "APPENDIX E – FORM OF CONTINUING DISCLOSURE CERTIFICATE." The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in "APPENDIX E – FORM OF CONTINUING DISCLOSURE CERTIFICATE." These covenants have been made in order to assist the Underwriter in complying with SEC Rule 15c2-12(b)(5) (the "Rule").

During the previous five years, the Issuer did not file certain annual operating data for its fiscal year ended June 30, 2013 in connection with certain bonds, did not link audited financial statements and certain operating data for its fiscal year ended 2013 in connection with its Series 2006B Bonds, did not file certain annual operating data for its fiscal year ended 2015 and did not file notice of its failure to provide the aforementioned information on or before the date specified in its prior continuing disclosure undertakings.

MISCELLANEOUS

Brief descriptions or summaries of the City, the Series 2019 Bonds, the Master Bond Resolution, the Indenture and other documents, agreements and statutes are included in this Official Statement. The summaries or references herein to the Series 2019 Bonds, the Master Bond Resolution, the Indenture and other documents, agreements and statutes referred to herein, and the description of the Series 2019 Bonds included herein, do not purport to be comprehensive or definitive, and such summaries, references and descriptions are qualified in their entirety by reference to such documents, and the description herein of the Series 2019 Bonds is qualified in its entirety by reference to the form thereof and the information with respect thereto included in the aforesaid documents. Copies of such documents may be obtained from the City.

Any statements in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are intended as such and not as representations of fact, and no representation is made that any of the estimates will be realized. This Official Statement is not to be construed as a contract or agreement between the City and the purchasers or Owners of any of the Series 2019 Bonds.

The attached APPENDICES A, B, C, D, E and F are integral parts of this Official Statement and must be read together with all of the foregoing statements.

It is anticipated that CUSIP identification numbers will be printed on the Series 2019 Bonds, but neither the failure to print such numbers on any Series 2019 Bonds nor any error in the printing of such numbers shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for any Series 2019 Bonds.

The City has reviewed the information contained herein which relates to it and has approved all such information for use within this Official Statement.

The execution and delivery of this Official Statement has been duly authorized by the City.

CITY OF WEBSTER CITY, IOWA

By: _____
Mayor

APPENDIX A GENERAL INFORMATION ABOUT WEBSTER CITY¹

The Series 2019 Bonds are not a debt of nor a charge against the City within the meaning of any constitutional or statutory limitation or provision and are not payable in any manner by taxation, and the City shall not be liable by reason of the failure of the Net Revenues to be sufficient for the payment of the Series 2019 Bonds.

Location

The City of Webster City is located in Hamilton County and lies in the north central portion of Iowa. The City is approximately 33 miles north of Ames and 70 miles north of Des Moines.

Area

5,500 Acres
(8.594 Square Miles)

Population²

2000 Census 8,176	2015 Estimate 7,788
2010 Census 8,070	2019 Estimate 7,830

Labor Force Data³

Comparative average labor force and unemployment rate figures for 2018 (through November) and year-end 2017. Figures are not seasonally adjusted and numbers of people are estimated by place of residence.

	November 2018		2017	
	Labor Force	Unemployment Rate	Labor Force	Unemployment Rate
Hamilton County	7,110	2.1%	7,010	2.9%
Iowa	1,690,080	1.9%	1,664,460	3.1%

Municipal Enterprise Services

Water Utility System: The Water Utility System has approximately 3,513 municipal connections. The 2016 audited net income (loss) after depreciation and interest charges was \$143,001 and the 2017 audited net income (loss) after depreciation and interest charges was \$110,940. The 2018 audited net income (loss) after depreciation and interest charges was \$171,252.

Sewer Utility System: The Sewer Utility System has approximately 3,412 connections. The 2016 audited net income (loss) after depreciation and interest charges was \$569,569 and the 2017 audited net income (loss) after depreciation and interest charges was \$459,180. The 2018 audited net income (loss) after depreciation and interest charges was \$640,961.

The Electric Utility System: The main purpose of the System is the operation and maintenance of the combustion turbine and all substation maintenance of the three 20-megawatt substations. These substations are (i) Sweazey Substation, located east of the light plant; (ii) Passwaters Substation, located at the south end of Bicentennial Court and (iii) the Bowman Substation, located in the west part of the town. Electricity is obtained from the Corn Belt Power Cooperative. The City's electric system is currently operating at 46% of capacity.

¹ Information in this section provided by the City unless otherwise noted.

² Source: <http://www.census.gov/>

³ Source: Iowa Department of Employment and Economic Development website at <https://www.iowaworkforcedevelopment.gov/local-area-unemployment-statistics>

The 2017 audited charges for services were \$10,488,351. The 2018 audited charges for services were \$1,558,726.

Other Municipal Services

Fire Department. The Webster City Fire Department is staffed on a regular basis by 4 paid full-time firefighters and supplemented by 25 volunteer firefighters. There are approximately 425 fire hydrants located throughout the City.

Ambulance Service. Webster City and the surrounding areas are served by the Van Diest Medical Center. Ambulances provide both emergency response and transfer service.

Police Department. The City operates its own police department with 12 full-time certified officers and 2 reserve officers.

Park and Recreational Facilities. The Webster City Recreation and Public Grounds Department maintains eleven primary park areas and the Fuller Hall Recreation Center. The Fuller Hall Recreation Center houses an indoor swimming pool, basketball courts, racquetball ball courts, fitness room, weight room, game room, television lounge and locker rooms.

City Government

Webster City, founded in 1874, operates with a manager-council form of government. It has a mayor elected by the council members for a two-year term who is one of five council members elected at large for four-year staggered terms. The professional staff is appointed and includes a manager, clerk, and attorney. All other staff is hired by the City Manager.

Employee Pension Programs

Iowa Public Employees Retirement System (IPERS)

Plan Description

IPERS membership is mandatory for employees of the City, except for those covered by another retirement system. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by Iowa Public Employees' Retirement System (IPERS). IPERS issues a stand-alone financial report which is available to the public by mail at 7401 Register Drive, P.O. Box 9117, Des Moines, Iowa 50306-9117 or at www.ipers.org.

IPERS benefits are established under Iowa Code chapter 978 and the administrative rules thereunder. Chapter 978 and the administrative rules are the official plan documents.

Pension Benefits

A Regular member may retire at normal retirement age and receive monthly benefits without an early-retirement reduction. Normal retirement age is age 65, any time after reaching age 62 with 20 or more years of covered employment, or when the member's years of service plus the member's age at the last birthday equals or exceeds 88, whichever comes first. (These qualifications must be met on the member's first month of entitlement to benefits.) Members cannot begin receiving retirement benefits before age 55.

If a member retires before normal retirement age, the member's monthly retirement benefit will be permanently reduced by an early-retirement reduction. The early-retirement reduction is calculated differently for service earned before and after July 1, 2012. For service earned before July 1, 2012, the reduction is 0.25% for each month that the member receives benefits before the member's earliest normal retirement age. For service earned starting July 1, 2012, the reduction is 0.50% for each month that the member receives benefits before age 65.

Generally, once a member selects a benefit option, a monthly benefit is calculated and remains the same for the rest of the member's lifetime. However, to combat the effects of inflation, retirees who began receiving benefits prior to July 1990 receive a guaranteed dividend with their regular November benefit payments.

Contributions

Contribution rates are established by IPERS following the annual actuarial valuation, which applies IPERS' Contribution Rate Funding Policy and Actuarial Amortization Method. Statute limits the amount rates can increase or decrease each year to 1 percentage point. IPERS Contribution Rate Funding Policy requires that the actuarial contribution rate be determined using the "entry age normal" actuarial cost method and the actuarial assumptions and methods approved by the IPERS Investment Board. The actuarial contribution rate covers normal cost plus the unfunded actuarial liability payment based on a 30 year amortization period. The payment to amortize the unfunded actuarial liability is determined as a level percentage of payroll, based on the Actuarial Amortization Method adopted by the Investment Board.

In fiscal year 2018, pursuant to the required rate, Regular members contributed 5.95 percent of covered payroll and the City contributed 8.93 percent of covered payroll, for a total rate of 14.88 percent. Protective occupation members contributed 6.56 percent of covered payroll and the City contributed 9.84 percent of covered payroll for a total rate of 16.40 percent.

The City's contributions to IPERS have been as follows:

Year	Amount	Year	Amount
2018	\$249,982	2014	\$224,056
2017	238,286	2013	220,572
2016	231,931	2012	203,954
2015	225,874	2011	179,764

Deferred Outflows and Inflows

At June 30, 2018, the City reported a liability of \$2,365,229 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2017, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all IPERS participating employers. At June 30, 2017, the City's collective proportion was 0.0355 percent, which was a decrease of 0.0003 percent from its proportion measured as of June 30, 2016.

For the year ended June 30, 2018, the City recognized pension expense of \$293,217. At June 30, 2018 the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual	\$21,760	\$20,697
Changes of assumptions	413,098	2
Net Difference between projected and actual earnings on investments	0	24,885
Changes in proportion and differences between City contributions and proportionate share of contributions	0	69,143
City contributions subsequent to the measurement date	<u>249,982</u>	<u>0</u>
Total	\$684,840	\$114,727

\$249,982 reported as deferred outflows of resources related to pensions resulting from the City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2019. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30	
2019	\$23,697
2020	162,138
2021	99,533
2022	7,741
2023	27,022
	\$320,131

There were no non-employer contributing entities to IPERS.

Discount Rate

The discount rate used to measure the total pension liability was 7.00 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the contractually required rate and that contributions from the City will be made at contractually required rates, actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Liability Sensitivity

Sensitivity of the City's proportionate share of the net pension liability to changes in the discount rate. The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.5 percent, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (6.50 percent) or 1 percentage point higher (8.5 percent) than the current rate.

	1% Decrease 6.0%	Discount Rate 7.0%	1% Increase 8.0%
City's proportionate share of the net Pension liability	\$3,906,325	\$2,365,229	\$1,070,424

Pension plan fiduciary net position - Detailed information about the pension plan's fiduciary net position is available in the separately issued financial report which is available on IPERS' website at www.ipers.org.

Payables to the pension plan

All legally required City contributions and legally required employee contributions which had been withheld from employee wages were remitted by the City to IPERS by June 30, 2018.

Municipal Fire and Police Retirement System of Iowa (MFPRSI)

Plan Description

MFPRSI membership is mandatory for fire fighters and police officers covered by the provisions of Chapter 411 of the Code of Iowa. Employees of Webster City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by MFPRSI. MFPRSI issues a stand-alone financial report which is available to the public by mail at 7155 Lake Drive, Suite #201, West Des Moines, Iowa 50266 or at www.mfprsi.org. MFPRSI benefits are established under Chapter 411 of the Code of Iowa and the administrative rules thereunder. Chapter 411 of the Code of Iowa and the administrative rules are the official plan documents.

Pension Benefits

Members with 4 or more years of service are entitled to pension benefits beginning at age 55. Full service retirement benefits are granted to members with 22 years of service, while partial benefits are available to those members with 4 to 22 years of service based on the ratio of years completed to years required (i.e., 22 years). Members with less than 4 years of service are entitled to a refund of their contribution only, with interest, for the period of employment. Benefits are calculated based upon the member's highest 3 years of compensation. The average of these 3 years becomes the member's average final compensation. The base benefit is 66 percent of the member's average final compensation. Additional benefits are available to members who perform more than 22 years of service (2 percent for each additional year of service, up to a maximum of 8 years). Survivor benefits are available to the beneficiary of a retired member according to the provisions of the benefit option chosen plus an additional benefit for each child. Survivor benefits are subject to a minimum benefit for those members who chose the basic benefit with a 50 percent surviving spouse benefit.

Active members, at least 55 years of age, with 22 or more years of service have the option to participate in the Deferred Retirement Option Program (DROP). The DROP is an arrangement whereby a member who is otherwise eligible to retire and commence benefits opts to continue to work. A member can elect a 3, 4, or 5 year DROP period. By electing to participate in DROP the member is signing a contract indicating the member will retire at the end of the selected DROP period. During the DROP period the member's retirement benefit is frozen and a DROP benefit is credited to a DROP account established for the member. Assuming the member completes the DROP period, the DROP benefit is equal to 52% of the member's retirement benefit at the member's earliest date eligible and 100% if the member delays enrollment for 24 months. At the member's actual date of retirement, the member's DROP account will be distributed to the member in the form of a lump sum or rollover to an eligible plan.

Contributions

Member contribution rates are set by state statute. In accordance with Chapter 411 of the Code of Iowa, the contribution rate was 9.40% of earn able compensation for the year ended June 30, 2018.

Employer contribution rates are based upon an actuarially determined normal contribution rate and set by state statute. The required actuarially determined contributions are calculated on the basis of the entry age normal method as adopted by the Board of Trustees as permitted under Chapter 411 of the Code of Iowa. The normal contribution rate is provided by state statute to be the actuarial liabilities of the plan less current plan assets, with such total divided by 1 percent of the actuarially determined present value of prospective future compensation of all members, further reduced by member contributions and state appropriations. Under the Code of Iowa the employer's contribution rate cannot be less than 17.00% of earnable compensation. The contribution rate was 25.92% for the year ended June 30, 2017.

The City's contributions to MFPRSI have been as follows:

Year	Amount	Year	Amount
2018	\$218,353	2014	\$239,915
2017	225,373	2013	207,316
2016	234,780	2012	193,690
2015	224,300	2011	159,162

If approved by the state legislature, state appropriation may further reduce the employer's contribution rate, but not below the minimum statutory contribution rate of 17.00% of earnable compensation. The State of Iowa therefore is considered to be a nonemployer contributing entity in accordance with the provisions of the Governmental Accounting Standards Board Statement No. 67-Financial Reporting for Pension Plans, (GASB 67).

There were no state appropriations to MFPRSI during the fiscal year ended June 30, 2018.

Deferred Outflows and Inflows

At June 30, 2018, the City reported a liability of \$1,800,485 for its proportionate share of the net pension liability. The

net pension liability was measured as of June 30, 2017, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. At June 30, 2017, the City's proportion was 0.307% which was an increase of 0.004% from its proportions measured as of June 30, 2016.

For the year ended June 30, 2018, the City recognized pension expense of \$276,324. At June 30, 2018, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual	\$69,095	\$1,096
Changes of assumptions	153,002	20,450
Net difference between projected and actual earnings on investments	73,773	0
Changes in proportion and differences between City contributions and proportionate share of contributions	92,043	100,254
City contributions subsequent to the measurement date	<u>218,353</u>	<u>0</u>
Total	\$606,266	\$121,800

\$218,353 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2019. Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30	
2019	\$29,282
2020	155,337
2021	91,168
2022	<u>(19,872)</u>
2023	<u>10,198</u>
	\$266,113

Discount Rate

The discount rate used to measure the total pension liability was 7.5 percent. The projection of cash flows used to determine the discount rate assumed that contributions will be made at 9.40% of covered payroll and the City contributions will be made at rates equal to the difference between actuarially determined rates and the member rate. Based on those assumptions, the MFPRSI's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on MFPRSI's investments was applied to all periods of projected benefit payments to determine the total pension liability.

Liability Sensitivity

The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.50 percent, as well as what the city's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percent lower (6.50 percent) or 1-percent higher (8.5 percent) than the current rate.

	1% Decrease 6.5%	Discount Rate 7.5%	1% Increase 8.5%
City's proportionate share of the net Pension liability	\$2,958,978	\$1,800,485	\$836,903

Pension Plan Fiduciary Net Position - Detailed information about the MFPRSI's fiduciary net position is available in the separately issued MFPRSI financial report which is available on MFPRSI's website at www.mfprsi.org.

Payables to the Pension Plan -All legally required City contributions and legally required employee contributions which had been withheld from employee wages were remitted by the City to MFPRSI by June 30, 2018.

Employee Vision and Dental Plan

The City of Webster City Medical/Flex Insurance Fund was established to account for the City's medical and flex benefit plan. The City has entered into an administrative services agreements with Employee Benefits System, to administer the employee dental and vision benefit plans. The agreements are subject to automatic renewal provisions.

Monthly payments of service fees and plan contributions to the City of Webster City Medical/Flex Insurance Fund are recorded as disbursements in the operating funds. Under an administrative services agreement, monthly payments of service fees and claims processed were paid to Wellmark Blue Cross and Blue Shield from the Internal Service Fund, Medical/Flex Insurance Account.

For vision claims, the claims are limited to specified services outlined in the vision plan and the uninsured risk of loss is minimal per employee. For dental claims, the uninsured risk of loss is \$1,000 for a policy year per employee. The City has not purchased additional commercial insurance since claims are limited to the amounts specified in the plan.

All funds of the City participate in the vision and dental plan. Amounts payable to the medical/flex insurance fund are based on actual claims incurred in prior years.

A liability for a claim is established if information indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of the loss is reasonably estimable. Liabilities include an amount for claims that have been incurred but not reported. The City does not allocate overhead costs or other nonincremental costs to the claims liability.

Other Postemployment Benefits (OPEB)

Plan Description

The City operates a single-employer health benefit plan which provides medical/ prescription drug benefits for employees, retirees and their dependents. Group insurance benefits are established under Iowa Code Chapter 509A.13. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

OPEB Benefits

Individuals who are employed by City of Webster City and are eligible to participate in the group health plan are eligible to continue healthcare benefits upon retirement. Retirees under age 65 pay the same premium for the medical, prescription drug and dental benefits as active employees, which results in an implicit rate subsidy and an OPEB liability.

Retired participants must be age 55 or older at retirement. At June 30, 2018, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	0
Active employees	68
Total	68

Total OPEB Liability- The City's total OPEB liability of \$176,261 was measured as of July 1, 2017 and was determined by an actuarial valuation as of July 1, 2017.

Discount Rate - The discount rate used to measure the total OPEB liability was 3.58% which reflects The Bond Buyer index rate for 20-year tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher as of the measurement date.

Changes in Total OPEB Liability

	Total OPEB Liability
Total OPEB liability beginning of year, as restated	\$151,596
Changes for the year:	
Service cost	13,109
Interest	4,776
Differences between expected and actual experience	11,937
Changes in assumptions	(2,912)
Benefits payments	(2,245)
Net changes	24,665
Total OPEB liability end of year	\$176,261

Changes of assumptions reflect a change in the discount rate from 2.92% in fiscal year 2017 to 3.58% in fiscal year 2018.

Sensitivity of the City's Total OPEB Liability to Changes in the Discount Rate - The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1 % lower (2.58%) or 1 % higher (4.58%) than the current discount rate.

	1% Decrease (2.58%)	Discount Rate (3.58%)	1% Increase (4.58%)
Total OPEB Liability	\$188,977	\$176,261	\$163,724

OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB For the year ended June 30, 2018, the City recognized OPEB expense of \$18,770. At June 30, 2018, the City reported deferred outflows and inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$10,745	\$ 0
Changes of assumptions	0	2,622
Total	\$10,745	\$2,622

The amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized as OPEB expense as follows:

Year Ended June 30	
2019	\$903
2020	903
2021	903
2022	903
2023	903
Thereafter	3,608
Total	\$8,123

Residential Development

The median value of a single family home located within the City is estimated at \$97,8314. There have been 0 single family homes constructed in the past twelve months. Following is a list of residential subdivisions that are either under construction, planned or constructed within the past three years:

<u>Name of Subdivision</u>	<u>Construction Status (completed, under construction planned)</u>	<u>Estimated Completion Date</u>
Brewer Creek Estates #5-#6	Complete	

Industrial Park

The City currently has two industrial parks totaling 176 acres. The following is a brief description of each park.

Southeast Development Park:

Southeast Development Park is located on Commerce and Closz Drives. The park is approximately 55 acres subdivided into 12 lots averaging 3 acres each. Industrial park tenant listings include American Concrete Facility, McMurray Hatchery, Mitchell Machine, Vantec Inc., Webster City RV, and miscellaneous mini-storage buildings. With the exception of 8 acres, all remaining parcels within this industrial park have been purchased.

West Second Street Park:

West Second Street Park is located on Old Highway 20. The park is approximately 121 acres platted for heavy industrial or commercial. Industrial and commercial park tenant listings include Casady Bros. Implement, K&H Corporation, Lampert Yards Inc., Mertz Engineering, Peterson Construction, and W.C. Roofing.

Future:

The City is looking at future options for continued industrial and commercial development by focusing attention to property along new Highway 20, a four lane highway that connects to Interstate 35. This property has attracted multiple prospects and the City owns 140 acres of the 118 available acres in this area.

Commercial/Industrial Development

Building construction and commercial/industrial development completed within the past three years have been as follows:

<u>Name</u>	<u>Product/Service</u>	<u>Description of Construction</u>
J & L Storage	Storage	New Construction
Youth & Family	Clinic	New Construction
McMurray Hatchery	Commercial	Remodel
Timm's Auto	Auto Body Shop	Remodel
Gilbert Furnishings	Retail	Remodel
Stein Heating	Heating/Cooling	Remodel
VeroBlue	Aquatic	Remodel
Mary Ann's Deli	Food Processing	Remodel
Van Diest Medical Center	Clinic	Remodel
VeroBlue	Aquatic	Remodel
Fortune/Hough	Storage	New Construction
Hamilton County	Government Offices	Remodel
Spangler Auto	Used Car Dealership	Remodel
Loren Seiser	Storage	Remodel
Dr Woodhouse	Medical Office	Remodel
Boman Funeral Home	Funeral Home	New Construction
McDonalds	Restaurant	Remodel
VeroBlue	Fish Farm	Remodel
Hy-Vee	Convenience Store/Gas	New Construction

⁴ Source: U.S. Census Bureau website at <http://www.city-data.com/city/Webster-City-Iowa.html>

1 st State Bank	Bank	Addition
Dollar Tree	Retail	New Construction
Habhab	Storage	New Construction
Kwik Star	Convenience Store-Gas	New Construction
Habhab	Storage	New Construction

Building Permits⁵

Building permits issued for the past seven calendar years (January 1 through December 31) and a portion of the current calendar year are as follows:

Year	Commercial/Industrial Number of Permits	Residential Number of Permits	Total Number of Building Permits	Total Permit Valuation
2019 (as of 1/29/19)	0	0	0	\$0
2018	11	107	149	12,249,980
2017	6	101	133	13,847,436
2016	10	85	115	42,756,713
2015	9	66	75	\$9,549,502
2014	20	44	64	\$1,396,446
2013	11	37	48	\$2,509,819
2012	5	21	26	\$886,405
2011	18	42	60	\$16,823,610
2010	7	46	53	\$9,871,861
2009	11	56	67	\$27,731,288

Banking/Financial Institutions⁶

Banking and financial services provided within the City include the following:

Bank Name	Reported Deposits/Assets
Availa Bank (branch of Carroll, IA)	\$67,609,000
First State Bank	210,339,000
WCF Financial Bank	67,633,000
Peoples Credit Union	52,081,798

Education

City residents are served by the Webster City Community School District, employing approximately 246 people and operating four schools: two elementary schools, a middle school and a high school. Combined enrollment at the four schools for the 2018/2019 school year is approximately 1,531.

Post-secondary education (enrollment over 1,500 students) is available at the following nearby schools:

School	Location	Distance from Webster City
Iowa Central Community College, Webster City Campus	Webster City, Iowa	0 Miles
Iowa Central Community College, Fort Dodge Campus	Fort Dodge, Iowa	26 Miles
Buena Vista University, Iowa Central Campus	Fort Dodge, Iowa	26 Miles
St. Ambrose University, Iowa Central Campus	Fort Dodge, Iowa	26 Miles
Ellsworth Community College	Iowa Falls, Iowa	36 Miles

⁵ Building permits information provided by the City and do not include sign, plumbing, electrical or mechanical permits.

⁶ Reported bank deposits are as of June 30, 2018 and were obtained from the Federal Deposit Insurance Corporation (FDIC) website at www2.fdic.gov. Reported credit union assets are as of September 30, 2018 and were obtained from the National Credit Union Administration website at <http://research.ncuia.gov/Views/FindCreditUnions.aspx>

Iowa State University

Ames, Iowa

45 Miles

Major/Leading Employers⁷

Following are the major/leading employers within the City:

Employer	Product/Service	Number of Employees⁸
Van Diest Supply Company	Fertilizer/Chemicals	690
Webster City Community School District	Public Education	278
Van Diest Medical Center	Medical Facility	220
Mary Ann's Specialty Foods Inc.	Meat Processing	200
Webster City Custom Meats Inc.	Processed Meat Products	180
Tasler Incorporated	Pallets & Styrofoam Products	120
Vantec Inc.	Plastic Injection Molding	110
Daily Freeman Journal	Newspaper Publishing	75
McMurray Hatchery	Hatchery	65
Seneca Foundry	Castings/Tooling/Machining	50

Largest Taxpayers⁹

Following are the ten largest taxpayers within the City:

Name	Business	2019/2020 Taxable Value	Percent Taxable Value to Gross Valuation (\$234,069,747)*
Iowa's First, Inc.	Industrial	\$9,056,241	3.87%
Vantec Inc.	Industrial	4,181,787	1.79%
Webster Care Corporation	Assisted Living	2,899,133	1.24%
Individuals	Commercial	2,798,505	1.20%
VEREIT SH Webster City IA	N/A	2,385,000	1.02%
Webster City Federal Savings Bank	N/A	2,265,822	0.97%
First State Bank	Commercial	2,248,563	0.96%
Webster City IA Assisted Living Owner LLC	Commercial	2,096,100	0.90%
Union Pacific Railroad Co	Railroad	1,826,681	0.78%
Black Hills Corp	N/A	1,797,843	0.77%
	Total	\$31,555,675	13.48%

*Before military and tax increment value adjustments.

(Remainder of page intentionally left blank)

⁷ Major/Leading employers provided by the City.⁸ Includes full-time, part-time, and seasonal employees.⁹ Provided by Hamilton County.

APPENDIX B CERTAIN INFORMATION ABOUT CORN BELT

The Series 2019 Bonds are not a debt of nor a charge against Corn Belt Power Cooperative ("Corn Belt"), and Corn Belt shall not be liable by reason of the failure of the Net Revenues to be sufficient for the payment of the Series 2019 Bonds. The Series 2019 Bonds are payable solely from the Net Revenues of the System and not from any funds of Corn Belt.

CORN BELT POWER COOPERATIVE

General Description

Corn Belt is headquartered in Humboldt, Iowa, and is a generation and transmission electric cooperative owned by its member systems. Corn Belt provides electricity to a 9-member distribution electric cooperative and one municipal electric cooperative that serves farm members, rural residences, small towns and commercial and industrial members in 41 counties in northern Iowa.

Membership

Members of Corn Belt include Iowa Lakes Electric Cooperative, Boone Valley Electric Cooperative, Prairie Energy Cooperative, Franklin REC, Butler County REC, Raccoon Valley Electric Cooperative, Calhoun County REC, Midland Power Cooperative, Grundy County REC and North Iowa Municipal Electric Cooperative Association (NIMECA).

General and Transmission

Corn Belt set its all-time-high peak load at 346 megawatts in November 2009. Due to its rural-based crop drying load, Corn Belt often sets its annual peak in the fall. Corn Belt has one wholly owned natural gas-fired power plant; it jointly owns three coal-fired power plants, a gas combustion turbine generator, and one nuclear power plant. Corn Belt sells all of its generation output to Basin Electric Power Cooperative, Bismarck, North Dakota ("Basin Electric"). Then, as a Class A all supplemental requirement member of Basin Electric, Corn Belt buys from Basin Electric all of its power needs above its hydropower allocation and an original 50 megawatt contract with Basin Electric.

Corn Belt owns and operates more than 1,775 miles of high voltage transmission line and owns and services 152 distribution substations and 43 switching stations. More than 55 microwave towers provide instate communication to operate radio-controlled switches. The System Control Center is staffed 24 hours a day to monitor generation and transmission. Service crews are located at Humboldt headquarters, Hampton Service Center and Emmetsburg Service Center.

Generating sources owned by Corn Belt are Neal #4 in Sioux City, Iowa (which includes Webster City's share) which generates 73 megawatts; Duane Arnold Energy Center in Palo, Iowa which generates 61 megawatts; Wisdom Unit 1 and Unit 2 in Spencer, Iowa which generates 37 megawatts and 40 megawatts, respectively; Walter Scott, Jr. Energy Center Units 3 and 4 in Council Bluffs, Iowa which generate 26 megawatts and 45 megawatts, respectively.

Additional generating sources, which are not owned by Corn Belt, include Western Area Power Administration on the Missouri River which generates 27 megawatts; Webster City combustion turbine which generates 25 megawatts; Hancock County Wind Energy Center in Klemme, Iowa which generates 11 megawatts; Crosswind Energy in Ayrshire, Iowa which generates 21 megawatts; and Iowa Lake Electric Cooperative in Superior and Lakota, Iowa which generate 21 megawatts.

Financial Data**Statement of Revenues and Expenses – Years Ended
December 31, 2018 and December 31, 2017**

	2018	2017
Operating Revenues	\$152,696,392	\$153,889,656
Operating Expenses	<u>\$137,996,946</u>	<u>\$139,548,083</u>
Net Operating Revenues	\$14,699,445	\$14,341,573
Interest and Other Deductions	<u>\$9,370,718</u>	<u>\$9,212,668</u>
Net Operating Margin	\$5,328,727	\$5,128,905
Non-Operating Margin	<u>\$19,520,188</u>	<u>\$6,709,706</u>
Net Margin	\$24,848,915	\$11,838,611

APPENDIX C
AUDITED FINANCIAL STATEMENTS OF THE CITY

The Series 2019 Bonds are not a debt of nor a charge against the City within the meaning of any constitutional or statutory limitation or provision and are not payable in any manner by taxation, and the City shall not be liable by reason of the failure of the Net Revenues to be sufficient for the payment of the Series 2019 Bonds. Because the financial statements of the System are not presented separately by the City, the City's complete audited financial statements are included as Appendix C. As noted above and in the body of this Official Statement, however, the Series 2019 Bonds are payable solely from the Net Revenues of the System and not from any other funds of the City.

APPENDIX D
FORM OF BOND COUNSEL OPINION

***This form of bond counsel opinion is subject to change pending the closing of the transaction covered herein.**

APPENDIX E
FORM OF CONTINUING DISCLOSURE CERTIFICATE

APPENDIX F
SPECIMEN MUNICIPAL BOND INSURANCE POLICY

4816-3883-7125\5



MEMO

TO: Mayor and City Council

FROM: Dodie Wolfgram, Finance Director

DATE: February 27, 2019

RE: Banking Services

SUMMARY: I am seeking authorization to send RFP's to Availa Bank, First State Bank, People's Credit Union and WCF Financial Bank to provide the City's banking/investment needs.

PRIOR COUNCIL ACTION/BACKGROUND/DISCUSSION: The City Council voted to move the City's checking account from First American Bank (now Availa Bank) to First State Bank during a special council meeting on December 19, 2013 and again after staff found a few more questions that needed answering on March 3, 2014.

RFP's were sent to First American Bank (now Availa Bank), First State Bank, People's Credit Union and Webster City Federal (now WCF Financial Bank) on October 24, 2013 for checking and investment options. We were incurring bank fees each month due to the large checking account balance. We had purchased CD's in the past but the interest rates were so low at this time the banks either did not return CD bids or the interest rate bid was lower than what we were receiving from the checking account.

The 3 returned proposals were evaluated and compared with the City choosing to move the checking account to First State Bank. First State Bank has a minimum/maximum balance limit for the checking account balance in order to not incur any fees. The maximum allowed is \$5,000,000. First State's proposal included opening an ICS (Insured Cash Sweep) Money Market Account where we would receive .30% interest. This money market is still in place today receiving 1.41% interest and set to make sweep transactions into our checking based on the current balance.

The City adopted a new Investment Policy on May 4, 2014 which includes soliciting banking proposals every 5 years.

FINANCIAL IMPLICATIONS: We will evaluate the proposals to receive the best service for the lowest cost as well as the best option for investments.

RECOMMENDATION: I recommend sending the attached RFP to the four financial institutions in Webster City.

ALTERNATIVES: Staying with our current bank for checking and money market and continuing to purchase CD's when they come due.

CITY MANAGER'S RECOMMENDATION: I also support the recommendation of sending the Request for Proposal to the four financial institutions in Webster City.



City of Webster City
400 Second Street
PO Box 217
Webster City, IA 50595

p: (515) 832-9141
f: (515) 832-6686
webstercity.com

March 5, 2018

Availa Bank
First State Bank
WCF Financial Bank

The City of Webster City is seeking banking proposals to meet the current Investment Policy which states bids will be solicited every 5 years. Proposals are to be in a sealed envelope addressed to my attention. The proposal can be hand delivered to the Utility Office located in the Municipal Building at 400 2nd Street or mailed to P.O. Box 217. The tentative timeline:

Bids Due: Tuesday, March 26, 2019
Opening of Bids: Wednesday, March 27, 2019
City Council to receive recommendation: Monday, April 15, 2019
Target Date for new agreement to begin: No later than June 1, 2019

The bank agreement awarded from the proposals submitted will be for a term of 5 years. New proposals will not be solicited within this 5-year term unless the City's checking account fees increase or we receive notice of an increase effective during the 5-year agreement.

As of January 31, 2019, the City has \$13,016,499.09 in cash split between the checking account and an ICS interest-bearing account through First State Bank. Our total was \$14,923,707.23 at June 30, 2017 and \$12,229,914.05 at June 30, 2018. The Insured Cash Sweep Money Market Deposit Account is structured to automatically sweep to or from our checking in increments of \$500,000 if the balance does not meet the account parameters.

We have an additional \$10,000,000 invested in CD's through Availa Bank and WCF Financial Bank that will come due between May-November of 2019. Our plans at this time would be to purchase or renew the CD's when due.

Daily deposits of cash and checks are taken to the bank with a duplicate deposit ticket retained by City staff. During calendar year 2018 the city averaged 314 debits and 105 credits per month.

The City currently uses Xpress Bill Pay for customers to pay online. We normally receive daily deposits from Chase Paymentech for the credit/debit card transactions. The City currently has direct withdrawal from customer accounts to pay their utility bill on the due date as well as payroll direct

deposit. The utility payments are on the 10th and 20th of each month and payroll is bi-weekly with payment being deposited into employee's accounts on Thursday morning.

In 2018 the average file amount for ACH utility bill collection was \$91,792 and the number of transactions ranging from 286-401. The average payroll file was \$104,486 and the number of transactions ranged from 112-137.

Please identify the following on your proposal as well as your current fee schedule.

- Insurance on City Funds
- Monthly Service Charges on all proposed accounts
- Interest rate on checking
- Debit/Credit Transactions Policy and Fees – please state any limits on the number of transactions and the fees for additional transactions
- Minimum or Maximum checking account balance requirements to include the penalty for non-compliance. If parameters are given how are they monitored (City's obligation to check daily, bank software gives alert to City, separate sweep account set up for automatic sweeps, etc.)
- Additional account options for compliance if a minimum/maximum balance is required. Type of account – interest rate – any guarantee on interest rate – any costs to the City to establish or maintain the account
- First State Bank – include process and fees to close the current ICS account along with any option the city would have to keep it if the checking account moved to another bank or transfer to another financial institution
- ACH - Process the City would use to have direct deposit payroll and direct withdrawal on utility billing as well as other entities electronically depositing into our account – include all fees such as any setup fees, equipment or software to purchase, file and transaction fees, etc.

- Monthly statement options (paper, electronic – how long assessible if online – capability of viewing and printing cancelled checks as well as length of time this would be accessible
- How is access given for online banking?
- Describe your procedures for handling non-sufficient fund checks or ACH payments deposited into our account including all fees
- Describe your procedures for stop payment transactions including fees
- Capability of a person or company directly debiting our account – at this time we allow our purchased power bill to be directly debited from our account with the vendor initiating the transaction.

The City's Investment Policy has been included for your review to ensure that the plan proposed complies with our policy as well as the Iowa Code Chapter 12B and 12C.

Please include any additional information that you feel would help in the decision process.

Please direct any questions regarding the proposal via e-mail to dodie@webstercity.com so that I can share the question and answer with all of the potential bidders.

The proposals need to be in a sealed envelope and submitted to my attention at 400 2nd Street, P.O. Box 217, Webster City, IA 50595 no later than Tuesday, March 26, 2019.

Sincerely,

CITY OF WEBSTER CITY

Dodie Wolfgram
Finance Director



MEMORANDUM

TO: Interim City Manager
Mayor and City Council

FROM: Planning Director

DATE: February 27, 2019

RE: Amendment to Option Agreement for the Purchase of Real Estate

SUMMARY: The Iowa Finance Authority (IFA) is in the process of going through applications for award in April. A question has been asked regarding the application received by the Developers for the proposed project of 14 duplexes on the former site of the Hamilton Hospital on Ohio Street.

PREVIOUS COUNCIL ACTION: The original Option Agreement for the Purchase of Real Estate was entered into between the City of Webster City and WC Partners, LLC, on September 17, 2018.

BACKGROUND/DISCUSSION: The original Option will remain in effect with the attached amendments required by IFA. The first amendment (#8) simply modifies the wordage implying that a Development Agreement will be entered into if the Buyers receive the Iowa Finance Authority Low Income Housing Tax Credit award. The second amendment (#13) adds language regarding utility easements for the extension and maintenance of public utility services.

FINANCIAL IMPLICATIONS: N/A

RECOMMENDATION: Approve the Amendments to the Option Agreement so said Agreement can be forwarded on to the IFA before the deadline of March 8th.

CITY MANAGER COMMENTS: I also recommend the City Council approve the amendments to the Option Agreement.

AMENDMENT TO OPTION AGREEMENT FOR THE PURCHASE OF REAL ESTATE

The Option Agreement for the Purchase of Real Estate entered into between WC Partners, LLC, a Kansas Limited Liability Company and the City of Webster City, Iowa, dated September _____, 2018 is hereby attached and remains in full force and effect, subject to the following amendments agreed to by both parties:

8. Development Agreement: This Agreement is subject to Buyers receiving a LIHTC Award. Upon receiving such LIHTC Award, a mutually agreed upon development agreement shall be executed between the Parties which shall include, but not be limited to, development plans for the vacant lot, time lines for said development, and possible incentives offered by City for completion of said development.

13. Warranty Deed: Upon payment of the purchase price, City shall execute and deliver to Buyer or its successor or assign, a Warranty Deed conveying to Buyer good and marketable title to the property, together with all mineral, oil and gas rights, in fee simple absolute, free and clear of all liens, and encumbrances, except those excepted only for recorded easements. City will not record additional easements during the term of the option contained herein without Buyer's prior written consent, however, both Parties acknowledge and agree that Utility Access Easements and/or Easements for Right-of-Ways will be required on or within this property for the extension and maintenance of public utility services on or within said property. The specific size and location of the Utility Access Easements and/or Easements for Right-of-Ways will be finalized during the civil engineering design and platting process.

Dated this _____ day of March 2019.

**WC Partners, LLC,
a Kansas Limited Liability Company**

**City of Webster City, Iowa
a Municipal Corporation**

By: _____
Kelley Hrabe, Manager

By: _____
John Hawkins, Mayor

ATTEST:

By: _____
Karyl Bonjour, City Clerk

STATE OF KANSAS, COUNTY OF _____: ss

On this _____ day of March, 2019, before me, a Notary Public in and for the State of Kansas, personally appeared Kelley Hrabe, to me personally known, and, who, being by me duly sworn, did say that he is the Manager of WC Partners, LLC; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its Board of Directors and that Kelley Hrabe acknowledged the execution of the instrument to be his voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the State of Kansas

STATE OF IOWA, COUNTY OF HAMILTON: ss

On this _____ day of March, 2019, before me, a Notary Public in and for the State of Iowa, personally appeared John Hawkins, to me personally known, and, who, being by me duly sworn, did say that he is the Mayor of Webster City, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council and that John Hawkins acknowledged the execution of the instrument to be his voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the State of Iowa.

**OPTION AGREEMENT
FOR THE
PURCHASE OF REAL ESTATE**

THIS AGREEMENT, made and entered into on this 17th day of September 2018 (the "Effective Date"), by and between WC Partners, LLC, whose address for purposes of this Agreement is 770 East 5th Street, Kansas City, Missouri, 64106, ("Buyer") and the City of Webster City, Iowa, a Municipal Corporation, whose address for purposes of this Agreement is 400 2nd Street, Webster City, Iowa, ("City").

WITNESSETH:

WHEREAS, City owns real estate legally described as:

Parcel Letter "A" located in the SW ¼ of the SE ¼ of Section 1, Township 88 North, Range 26 West of the 5th P.M., City of Webster City, Hamilton County, Iowa described as follows:

Commencing at the Southeast corner of Block 63 of Webster City Acknowledged Addition; thence South 00°44'33" East 66.00 feet to the Southwest corner of the intersection with Des Moines Street and Ohio Street located in the said City of Webster City; thence South 00°48'41" East 378.74 feet along the west right-of-way line of the said Des Moines Street; thence North 89°49'30" west 746.62 feet; thence North 00°36'44" West 376.44 feet to a point on the South right-of-way line of the said Ohio Street; thence South 90°00'00" East 745.28 feet along the said South right-of-way line of Ohio Street to the point of beginning, containing 6.47 acres, except for the following:

Parcel 'A of A' located in the SW1/4 of the SE1/4 of Section 1, Township 88 North, Range 26 West of the 5th p.m., City of Webster City, Hamilton County, Iowa described as follows:

Beginning at the Northwest corner of parcel 'A' of said SW1/4 of the SE1/4 of Section 1; thence North 89°53'33" East 65.00 feet on the North line of said parcel 'A'; thence South 00°43'25" East 148.00 feet; thence South 89°53'33" West 65.00 feet to a point on the West line of said parcel 'A'; thence North 00°43'25" West 148.00 feet on said West line to the point of beginning, containing 0.22 acres. Said parcel 'A of A' is subject to any and all easements, be they of record or not. For the purpose of this survey the North line of said parcel 'A' is assumed to bear North 89°53'33" East.

And also excepting the following:

Parcel 'B of A' located in the SW1/4 of the SE1/4 of Section 1, Township 88 North, Range 26 West of the 5th p.m., City of Webster City, Hamilton County, Iowa described as follows:

Beginning at the Southeast corner of parcel 'A' of said SW1/4 of the SE1/4 of Section 1; thence North 89°54'47" West 746.70 feet to the Southwest corner of said parcel 'A'; thence North 00°43'25" West 20.00 feet on the West line of said parcel 'A'; thence South 89°54'47" East 746.62 feet to a point on the East line of said parcel 'A'; thence South 00°55'56" East 20.00 feet on said East line to the point of beginning, containing 0.34 acres. Said parcel 'B of A' is subject to any and all easements, be they of record or not. For the purpose of this survey the North line of said parcel 'A' is assumed to bear North 89°53'33" East. (the "Real Estate")

and,

WHEREAS, Buyer desires to obtain an option for a period of time, in accordance with the terms herein, to purchase said Real Estate consisting of a vacant lot from City, subject to the terms outlined below.

WHEREAS, the Parties have reached an agreement on the terms and provisions for the option to purchase and wish to herein reduce their agreement to writing for formal execution and acknowledgement.

IT IS THEREFORE AGREED as follows, to-wit:

1. **Optioned Property:** City hereby grants to Buyer the exclusive right of option to purchase the Real Estate legally described above.

2. **Option Payment:** City hereby acknowledges as consideration for this option, the receipt of the sum of ten dollars and no cents (\$10.00), plus the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

3. **Option Term:** Buyer shall have the exclusive right to exercise the option for a period of nine (9) months following the 2019 Iowa Finance Authority low income housing tax credit ("LIHTC") application due date as established by the 2019 Iowa Finance Authority Qualified Action Plan. In the event Buyer fails to file said application by said established due date, or in the event Buyer does not receive the LIHTC award, Buyer shall notify City within ten (10) business days after the due date or the date that the Iowa Finance Authority notifies the public of the LIHTC awards of such non-award, whichever date applies, and this Agreement shall automatically terminate and neither Party shall have any further rights and/or duties hereunder. This Option Term may be extended at any time beyond the (9) month option period by written agreement between the Parties in which both Parties agree and consent to said

extension.

4. **Purchase Price:** The purchase price to be paid by Buyer shall be one hundred fifty-three thousand dollars and no cents (\$153,000.00) ("Purchase Price").

5. **Closing:** Unless the Parties mutually agree to a deferred date, possession shall be delivered and closing shall occur within thirty (30) days after Buyer executes said option, execution of the below-noted Development Agreement and delivery by City of an abstract showing marketable title. For this Agreement, both Parties acknowledge that time is of the essence. At Closing, Buyer shall deliver to the Closing Agent the following:

(a) An electronic wire transfer of good federal funds in the amount of the balance of the cash portion of the Purchase Price, plus all other applicable costs, expenses and fees.

(b) The Settlement Statement prepared by the Closing Agent and executed by Buyer.

(c) All other documents reasonably required by the Closing Agent to satisfy the remainder of its requirements described in the Commitment.

6. **Access to Real Estate:** City agrees that during the Option Term, Buyer and Buyer's employees, designated agents and contractors shall have the right upon twenty-four (24) hour advanced telephone notice to City (or such shorter time period if approved by City) to enter the Real Estate for purposes of conducting any inspections and/or tests as provided hereunder. Buyer, at its sole expense, may inspect and make soil and other tests at any reasonable time during the Option Term. Buyer agrees to repair any damage to the Property caused by Buyer's exercise of its rights under this section. Buyer shall indemnify and hold City harmless with respect to all costs and expenses (including, without limitation reasonable attorneys' fees) incurred by City due to Buyer's (i) entry onto the Real Estate, and (ii) failure to repair any damage to the Real Estate caused by Buyer's entry onto the Real Estate. This provision shall survive the Closing or termination of this Agreement.

7. **City's Representations and Warranties:** As a material inducement to the execution and delivery of this Agreement by Buyer and the performance by Buyer of its duties and obligations hereunder, City does hereby warrant and represent to Buyer as of the Effective Date, and as of the date of Closing:

(a) **Information:** Except as set forth herein, City has no knowledge of any information affecting the Real Estate that has or would have a material adverse impact on Buyer's ability to use, lease and operate the Real Estate for Buyer's Intended Use, herein defined as for the purposes of constructing housing as applied for in the 2019 Iowa Finance Authority LIHTC application.

(b) **Legal Compliance:** Except as disclosed in writing to Buyer prior to the

expiration of the Option Term, there are no past or continuing violation, or alleged violation, of any legal requirement affecting the Real Estate; including, without limitation, any past or continuing violation or alleged violation of any local, state or federal environmental, building, zoning, subdivision, fire or other law, statute, ordinance, code, regulation, rule or order (collectively, "Laws").

(c) Litigation: To the best of City's knowledge, there are no pending or threatened claims, actions, suits, litigation or governmental proceeding affecting the Real Estate or which could result in a potential lien against the Real Estate.

(d) Other Agreements: To the best of City's knowledge, there are no agreements or understandings, oral or written, with any person, entity or governmental authority affecting the Real Estate which could give rise to claims affecting the Real Estate.

(e) Governmental Actions: To the best of City's knowledge, there are no threatened or pending condemnation or eminent domain proceeding, special assessment, rezoning or moratorium affecting the Real Estate.

(f) Environmental Matters: To the best of City's knowledge, the Real Estate is not in violation of any Environmental Laws (as defined below) and City has no knowledge of (i) the presence on or about the Real Estate of any Hazardous Materials (as defined below); (ii) any release or threatened release of any Hazardous Materials on or affecting the Real Estate; or (iii) the existence of any underground storage tanks on or about the Real Estate. City has received no notice of any investigation or proceeding by any governmental agency concerning the presence or alleged presence, release or threatened release of Hazardous Materials on the Real Estate. The term "Environmental Law" includes any federal, state or local law, ordinance or regulation pertaining to health, industrial hygiene, waste disposal, or the environment, including, without limitation: the federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, the federal Superfund Amendments and Reauthorization Act of 1986, the federal Resource Conservation and Recovery Act of 1976, the federal Clean Air Act, the federal Water Pollution Control Act and federal Clean Air Act of 1977, the federal Insecticide, Fungicide and Rodenticide Act, the federal Pesticide Act of 1977, the federal Toxic Substances Control Act, the federal Safe Drinking Water Act, the federal Hazardous Materials Transportation Act, and any amendments thereto and regulations adopted and publications promulgated pursuant thereto. The term "Hazardous Materials" includes oil and petroleum products, asbestos, polychlorinated biphenyl, radon and urea formaldehyde, and any other materials classified as hazardous or toxic or as pollutants or contaminants under any Environmental Law. If City has received or at any time does receive notice, knowledge or information as to the presence, alleged presence, release or threatened release of Hazardous Materials on or about the Real Estate other than as previously disclosed by City to Buyer, City agrees to provide to Buyer all information and data as to such Hazardous Materials immediately upon receipt of same.

(g) Authority: City has full right, power and authority to sell, convey and transfer the Real Estate as provided in this Agreement. The execution and delivery of this

Agreement is, and the execution and delivery of all documents required of City hereunder when delivered by City will be, duly authorized, validly and legally binding upon City and enforceable in accordance with their respective terms, and City shall provide such documentation to Buyer and to the Closing Agent sufficient to evidence such authority.

8. **Development Agreement:** This Agreement is contingent upon both Parties mutually agreeing to and executing a development agreement between the Parties which shall include, but not be limited to, development plans for the vacant lot, time lines for said development, and possible incentives offered by City for completion of said development.

9. **Abstract and Title:** Unless the Parties agree to defer, as soon as reasonably possible after receipt of notice of the option being exercised, but in no event later than fifteen (15) days after such notice of exercise, City shall continue at City's expense and deliver to Buyer an abstract(s) of title. The abstract(s) shall be continued to and include the date of exercise of the option (unless a deferred date is agreed) and shall show marketable title in conformity with this Agreement, the Iowa Land Title laws, and the Title Standards of the Iowa State Bar Association. In the event Buyer determines there are any valid objections to the title, then City will use due diligence to remove such objections at City's expense prior to closing. If such objections cannot be removed prior to closing, then Buyer may elect to purchase said property subject to such objections or may elect to terminate this Agreement. In the event of termination of this Agreement for failure of title, then all payments made previously shall be returned to Buyer.

10. **Real Estate Taxes:** In the event of the exercise of the option contained herein, City shall be responsible for real estate taxes attributable to the period of time to the date of closing. In other words, real estate taxes shall be prorated in the customary fashion.

11. **Assessments:** City shall pay all assessments which are liens as of the date of closing.

12. **Insurance:** City shall retain liability insurance on the premises until the date of closing when possession is transferred to Buyer.

13. **Warranty Deed:** Upon payment of the purchase price, City shall execute and deliver to Buyer or its successor or assign, a Warranty Deed conveying to Buyer good and marketable title to the property, together with all mineral, oil and gas rights, in fee simple absolute, free and clear of all liens, and encumbrances, except those excepted only for recorded easements. City will not record additional easements during the term of the option contained herein without Buyer's prior written consent.

14. **Condition of Property:** City agrees that the property shall remain in the same condition as of the date of execution of this Agreement until and through the date of closing and that City will prevent and refrain from any use of the property for any purpose or in any manner which will adversely affect Buyer's intended use or purpose of or for the property. Normal wear and tear and acts of God are excluded. In the event of such action, Buyer may, without liability, refuse to accept the conveyance of tile and to declare this Agreement null and void and of no

further effect, and receive a refund of any funds previously given to City, alternatively, Buyer may elect to accept the conveyance of title to the property.

15. **Failure to Exercise Option:** In the event Buyer fails or neglects to timely exercise the option or in any other manner fails to timely fulfill the terms of this Agreement, all sums paid to City shall be forfeited to and become the property of City and neither party shall have any further rights or claims against the other.

16. **Assignment:** It is expressly agreed and understood that neither Party shall assign their interest and/or benefits of this Agreement without first obtaining prior written consent from the other Party. Either Party shall have the right to refuse consent of said assignment for any reason or no reason at all.

17. **Successors and Assigns:** Should either party agree to allow an assignment of this Agreement, this Agreement shall become binding upon and inures to the benefit of successors and assigns. In the event of assignment, a complete copy of the assignment document shall be promptly given to the other party. An assignment shall not relieve the assignor of performing unless the Parties otherwise agree in writing.

18. **Entire Agreement:** This Agreement contains the complete Agreement between the Parties and shall, as of the effective date of this Agreement, supersede all other Agreements between the Parties. The Parties stipulate that neither has made any representations including the execution and delivery of this Agreement except such representations as are specifically set forth in this Agreement, and each of the Parties acknowledges they have relied on its own judgment in entering into this Agreement. The Parties further acknowledge that any payments or representations that may have been made by either to the other prior to the date of executing this Agreement are of no effect and that neither has relied on such payments or representations in connection with his or its dealings with the other.

19. **Modification of Agreement:** Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if evidenced in writing signed by each party.

20. **Effect of Partial Invalidity:** The validity of any portion of this Agreement will not and shall not be deemed to affect the validity of any other provision. In the event that any provision of this Agreement is held to be invalid by a court of competent jurisdiction, the Parties agree that the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both Parties subsequent to the holding of the invalid provision.

21. **Governing Law:** This Agreement and rights and duties hereunder shall be construed in accordance with the laws of the State of Iowa.

22. **No Waiver:** The failure of either party to this Agreement to insist upon the performance of any of the terms and conditions of this Agreement, or the waiver of any breach of any terms and conditions of this Agreement, shall not be construed as thereafter waiving any

such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

23. Section Headings: The titles to the Sections of this Agreement are solely for the convenience of the Parties and shall not be used to explain, modify, simplify, or aide in the interpretation of the provisions of this Agreement.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be exercised to be effective the day and year as first set forth above.

WC Partners, LLC,
a Kansas Limited Liability Company

By: [Signature]
Kelley Hrabe, Manager

City of Webster City, Iowa
a Municipal Corporation

By: [Signature]
John Hawkins, Mayor

ATTEST:

By: [Signature]
Karyl Bonjour, City Clerk

STATE OF MO, COUNTY OF Jackson: ss

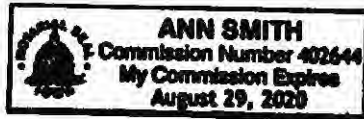
On this 25th day of September, 2018, before me, a Notary Public in and for the State of MO, personally appeared Kelley Hrabe, to me personally known, and, who, being by me duly sworn, did say that he is the Manager of WC Partners, LLC; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its Board of Directors and that Kelley Hrabe acknowledged the execution of the instrument to be his voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.



[Signature]
Notary Public in and for the State of
MO

STATE OF IOWA, COUNTY OF HAMILTON: ss

On this 17th day of September, 2018, before me, a Notary Public in and for the State of Iowa, personally appeared John Hawkins, to me personally known, and, who, being by me duly sworn, did say that he is the Mayor of Webster City, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council and that John Hawkins acknowledged the execution of the instrument to be his voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.



Ann Smith
Notary Public in and for the State of Iowa.

MEMORANDUM

TO: Mayor and Council

FROM: Chuck Stansfield, Fire Chief

DATE OF MEMO: 02/26/19

RE: Travel Expense for Training Event at FDIC (Fire Department Instructors Conf.)

SUMMARY: Approve travel expense to go to Indianapolis, IN for FDIC for two Fire Department Personnel. Travel dates will be from April 7th- April 13th.

PREVIOUS COUNCIL ACTION: Two members went to this training last year. This is an ongoing training that the department is committed to sending personnel to.

BACKGROUND/DISCUSSION: This request for travel expense is in line with the Webster City Fire Department Mission to be prepared for all types of emergencies. FDIC is an annual conference that brings experts from around the country in the fire service to one location for an intense week of training. The members will have the opportunity to attend two full days of hands on training, which will include 16 hours of engine company operations, live fire work and understanding, extrication of people out of machinery, how to forcibly enter all types of structures. After the first two days of hands on training, the rest of the week will be breakout classes covering a magnitude of information fire related. These breakout classes are about a 1-1.5 hours each that run all day from morning to night the remaining of the week. These breakout classes are very specific trainings on things like firefighter survival, rural water supply, how to avoid emergency vehicle accidents, small department fire operations, and many others. The members will get to choose what classes best teach what they need. When these firefighters return, they will be conducting training classes over what they learned at the training. This will be very valuable knowledge for not only the firefighters attending but all of our personnel. This will also continue officer development, which is very in line with our goal sessions desire to produce leaders within each department. The cost of the basic registration plus the hands on training allows the members to get the most out of the week. This cost will not include pre-conference workshops as they are more designed for Fire Chiefs and administration.

The members were notified back in early October, 2018 that we would be sending some members to FDIC. A deadline date was given to express interest and that after that date, the most senior members that have not attended would be chosen. I heard back from one full time and four volunteers. There were two personnel that were chosen to go this year, one is a new relief on call and the other is a volunteer. In following years, these members would not be eligible to attend; until all others that were wanting to attend had done so.

The two members will be sharing a hotel room and will be driving out together to lessen the cost of the travel.

FINANCIAL MPLICATIONS: The total cost to send two firefighters to this training will be \$4252.00. This will be taken out of the budget line (100-21-22-5140-231/100-21-22-5140-232/100-21-22-5140-315), which currently has a balance of \$6616.00,

There will be no overtime costs for this training; therefore there will be no impact to the wages budget line.

RECOMMENDATION: Approve the travel expense to the FDIC training event.

ALTERNATIVES: The Council could choose to not approve the travel expense to the FDIC training event.

CITY MANAGER COMMENTS: I support the Fire Chief's recommendation to the City Council.

CITY OF WEBSTER CITY

TRAVEL EXPENSE AUTHORIZATION

EMPLOYEE: Zach Williams DEPARTMENT: Fire

NAME OF MEETING: FDIC (Fire Department Instructors Conference)

DESTINATION: Indianapolis, IN DATES: 4/7/19- 4/13/19

PURPOSE OF TRAVEL: Fire training in live fire, vehicle extrication, Direct fire company ops
Multiple hands on and lecture courses

ESTIMATED EXPENSES	AMOUNT
Registration Costs:	1,215.00
Travel: Aircraft	
City-Owned Vehicle Gas Costs	120.00
Private Vehicle - .545 cents Per Mile	
Taxicab & Other Transportation	
Parking, Toll Fees	60.00
Lodging: 6 Day(s)	425.00
Meals: (If not included with registration-not to exceed \$51.00 per day)	306.00
**MUST HAVE RECEIPT FOR REIMBURSEMENT	
Other Expenses:	
Will there be over-time or comp-time expenses? Yes or No	no
If yes explain below:	
Add estimated total of over-time or comp-time to total \$	
TOTAL ESTIMATED EXPENSES	\$2,126.00

1/1/2018

Account #:	<u>100-21-22-5140-231</u>	Amount:	<u>\$2,006.00</u>
	<u>100-21-22-5140-315</u>		<u>\$120.00</u>
	<u></u>		<u></u>
	<u></u>		<u></u>

Employee:	<u></u>	Date:	<u></u>
Director:	<u></u>	Date:	<u></u>
City Manager:	<u></u>	Date:	<u></u>

CITY OF WEBSTER CITY

TRAVEL EXPENSE AUTHORIZATION

EMPLOYEE: Jon Schreck DEPARTMENT: Fire

NAME OF MEETING: FDIC (Fire Department Instructors Conference)

DESTINATION: Indianapolis, IN DATES: 4/7/19- 4/13/19

PURPOSE OF TRAVEL: Fire training in live fire, vehicle extrication, Direct fire company ops

Multiple hands on and lecture courses

ESTIMATED EXPENSES	AMOUNT
Registration Costs:	1,215.00
Travel: Aircraft	
City-Owned Vehicle Gas Costs	120.00
Private Vehicle - .545 cents Per Mile	
Taxicab & Other Transportation	
Parking, Toll Fees	60.00
Lodging: 6 Day(s)	425.00
Meals: (If not included with registration-not to exceed \$51.00 per day)	306.00
**MUST HAVE RECEIPT FOR REIMBURSEMENT	
Other Expenses:	
Will there be over-time or comp-time expenses? Yes or No	no
If yes explain below:	
Add estimated total of over-time or comp-time to total	\$
TOTAL ESTIMATED EXPENSES	\$2,126.00

1/1/2018

Account #:	<u>100-21-22-5140-231</u>	Amount:	<u>\$2,006.00</u>
	<u>100-21-22-5140-315</u>		<u>\$120.00</u>
	<u></u>		<u></u>
	<u></u>		<u></u>

Employee:	<u></u>	Date:	<u></u>
Director:	<u></u>	Date:	<u></u>
City Manager:	<u></u>	Date:	<u></u>



MEMORANDUM

TO: Mayor, City Council Members

FROM: Tim Danielson, Wastewater Plant Superintendent

DATE: February 25, 2019

RE: Replace Two (2) Air-Makeup Units

SUMMARY: Replacing the Air-Makeup Units at the Waste Water treatment plant has been approved as part of the 2018-2019 CIP plan for the wastewater treatment plant. This project will replace existing units located outside the control building and the unit located on the roof of the digester building.

PREVIOUS COUNCIL ACTION: As part of the 2018-2019 Wastewater Plant CIP plan, the council approved replacing these items.

BACKGROUND/DISCUSSION: Both of these units have been repaired several times over the years. The unit on the roof is rusting away. The unit outside the control building is inoperable and has been kept going for as long as we could keep it operable. These units recirculate air from the lower levels of the building which assist with heating, but also removes toxic fumes from the atmosphere. These fumes and gases are detrimental to not only humans but also contributes to the corrosion of equipment.

We solicited bids from four contractors:

Mechanical Comfort, Inc. ---- \$49,360.00

Comfort Systems USA.---- \$53,521.00

Stein Heating ---- \$57,429.00

Reliable 1 ---- Reliable Heating \$60,604.00

FINANCIAL IMPLICATIONS: We currently have \$59,000 budgeted for this. This money would come out of Sewer Operating Funds.

RECOMMENDATION: I would recommend awarding the job to Mechanical Comfort Inc. in the amount of \$49,360.00

CITY MANAGER COMMENTS: I support Tim's recommendation to the City Council.



**Mechanical
Comfort, Inc.**

302 Sondrol Avenue • Ames, IA 50010-9104
(515) 232-2105 • Fax (515) 232-7027

PROPOSAL AND ACCEPTANCE

PHONE: (515) 232-2105

FAX: (515) 232-7027

DATE

2/13/2019

PROPOSAL SUBMITTED TO

City of Webster City Waste Water Treatment

PHONE

FAX

STREET

101 E. Ohio Street

JOB NAME

Replace existing Makeup air unit

CITY, STATE AND ZIP CODE

Webster City, Iowa 50595

JOB LOCATION

South Unit on Roof of Out building

We propose to demo the existing horizontal in-direct fired 80% eff. Reznor makeup air unit on the roof. We are proposing to supply and install (1) Modine direct fired 100% eff. horizontal makeup air unit with new insulated ductwork adapters from the new unit outdoors to the ductwork on the roof. We have also included a new control panel located in the space with a space thermostat located on the face of the panel. We have included all of the required demolition, crane work, ductwork, gas piping, control wiring and unit startup.

1. All high voltage wiring, disconnects and GFCI's
2. We have included in-house balancing only.

We Propose hereby to furnish material and labor - complete in accordance with above specifications. For the sum of:

Twenty one thousand one hundred thirty five dollars & 00/100

\$

21,135.00

Payment to be made as follows: NET 30 DAYS

Authorized Signature

Darin Stoll - President

Note: This proposal may be withdrawn by us if not accepted within

30

days.

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date of Acceptance



**Mechanical
Comfort, Inc.**

302 Sondrol Avenue • Ames, IA 50010-6104
(515) 232-2105 • Fax (515) 232-7027

PROPOSAL AND ACCEPTANCE

PHONE: (515) 232-2105

FAX: (515) 232-7027

DATE

2/13/2019

PROPOSAL SUBMITTED TO

City of Webster City Waste Water Treatment

PHONE

FAX

STREET

101 E. Ohio Street

JOB NAME

Replace existing Makeup air unit

CITY, STATE AND ZIP CODE

Webster City, Iowa 50595

JOB LOCATION

Office Building

We propose to demo the existing counter flow makeup air unit and the outdoor ductwork to the building wall. We are proposing to supply and install (1) Airedale direct fired makeup air unit in a vertical configuration with new insulated ductwork from the new unit outdoors to the building wall. We have also included a new control panel located in the space with a space thermostat located on the face of the panel. We have included all of the required demolition, crane work, ductwork, gas piping, control wiring and unit startup.

1. All high voltage wiring, disconnects and GFCI's
2. We have included in-house balancing only.

We Propose hereby to furnish material and labor - complete in accordance with above specifications. For the sum of:

Twenty eight thousand two hundred twenty five dollars & 00/100

\$

28,225.00

Payment to be made as follows: **NET 30 DAYS**

Authorized Signature

Darin Stoll - President

Note: This proposal may be withdrawn by us if not accepted within

30

days.

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary Insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Acceptance of Proposal: The above prices, specifications

and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date of Acceptance



Comfort Systems USA Midwest
2182 231st Lane
PO Box 192
Ames, Iowa 50014
515-224-2307 Fax 515-224-4365

October 16, 2018

Tim Danielson
Webster City Water Treatment
101 East Ohio Street
Webster City, IA 50595

tdanielson@webstercity.com

Re: MAU Replacement Project

Comfort Systems USA Midwest is pleased to provide the following solution to replace the old Modine and Reznor make up air units at the Webster City Water Treatment Plant.

Project Total Cost

\$ 51,925.00

Equipment included:

Modine ~ horizontal roof top make-up air unit.
Rapid ~ vertical make-up air unit.

- This price includes all applicable taxes.

Scope of Work

Remove, demolish and dispose of the old make up air units. Install new replacement make-up air units to replace the failed units on the exterior of the building.

Qualifications

Comfort Systems USA Midwest includes:

- All materials and labor necessary to install the equipment listed on the previous page.
- All necessary city mechanical permits.
- Crane rental and rigging to lift old units out and set new MAUs.
- New roof curb for the Modine horizontal MAU.
- Connection to existing supply and return ductwork.
- Connection to existing natural gas service.
- Control wiring for provided equipment control package.
- Re-insulation and aluminum jacket cover for exterior ductwork.
- Factory equipment start-up and operational check.
- One year installer's parts and labor warranty.
- Manufacturer's heat exchanger warranty.

Comfort Systems USA Midwest excludes:

- Line voltage electrical disconnection or reconnection (by others).
- Roofing or flashing of new roof curb and/or ductwork (by others).
- Temporary heating.
- Work performed after regular business hours (7 am – 5 pm) or on weekends.
- Any materials, services or labor not specifically cited in this proposal.

It is important to note; this pricing is for budget purposes only and could change +/- 15% depending on the scope of work and timeline chosen to complete this project.

Please visit the links below to learn more about our company!

Call or e-mail me with any questions you may have.

Respectfully submitted,

Tim Grewell
Business Development / Small Projects Manager
Office: (515) 224-2307
Cell: (515) 450-3481
tim.grewell@comfortsystemsusa.com

www.acimech.com
www.comfortsystemsusa.com

**COMFORT
SYSTEMS USA.**
Quality People. Building Solutions.



1120 E. 2nd Street Webster City, IA 50595

Phone: (515) 832-2333 Fax: (515) 832-2555

Email: office@steinhvac.com

Date: 1-29-2019

To: City of Webster City

Project: WWTF Make Up Air Units Replace

Attention: Chad Dingman

Stein Heating & Cooling Inc. proposes to furnish and install all labor and material as listed below in HVAC scope of work for the above named project.

HVAC Scope of Work:

1. Remove and dispose of existing vertical make up air unit on ground
2. Remove and dispose of existing horizontal make up air unit on roof
3. Set and level a new vertical Rupp make up air unit on ground with new stand
4. Set and level a new horizontal Rupp make up air unit on roof with new roof curb
5. New transitional ductwork from new units to existing ducts as needed
6. Seal ducts as needed
7. Flex connectors for new unit ductwork
8. Vibration isolators as needed
9. Rigid duct board insulation with aluminum jacket
10. Gas piping to new equipment as needed
11. Low voltage control wiring as needed
12. Low voltage controls as needed
13. Crane for removal of existing equipment and for placement of new equipment
14. Start, test and, check new equipment for proper operation
15. Owner training as needed
16. 1 - year parts and labor warranty

Note: See attached for specifications of new equipment we propose to furnish

We **"EXCLUDE"** the following:

1. Roof cutting and patching
2. High voltage electrical disconnect and reconnect
3. Temporary heating / cooling of any kind
4. All other work not stated in the above HVAC scope of work

Base Price-----\$ 57,429.00
(Fifty - seven thousand four hundred twenty - nine dollars and no cents)

NOTE: Above pricing valid for 30 days. If above pricing is accepted after the 30 day period we will need to update our pricing accordingly.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above scope of work involving extra costs will be executed only upon written orders and will become extra charge over and above the proposal base price. All agreements contingent upon strikes, accidents or delays beyond our control.

Acceptance of Proposal---The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Owner Signature_____Date:_____

Any questions please contact Brian Stein @ 515- 832-2333 or on my cell 515-835-8829

RELIABLE 1

HEATING | AC | PLUMBING

Monday, November 26, 2018

City of Webster City
Chad Dingman
Waste Water Treatment Plant
101 E. Ohio St.
Webster City, IA 50595

Re: Equipment Estimates

We were asked to get estimates on the following items. These are only estimates, and only intended for budgeting numbers. We also will be involved when you take bids on the following items. We are pleased to submit the following for your consideration.

Job#1

Greenheck fan unit that sets out in front of waste water treatment office. This fan is explosion proof and is estimated at \$15,436.80

Job#2

Make-up air unit that supplies the office area basement. Estimated Investment of \$25,377.44

Job#3

Reznor Make-up air unit on the roof. Estimated Investment of \$35,227.66

Job#4

Greenheck fan unit that is at the water treatment building. This fan is explosion proof and is Estimated Investment of \$8,721.81

There will be some electrical work to get the new equipment reconnected to electrical disconnects. I would use \$10,000.00 or about \$2,500.00 per job to be safe.

Thank You,

Kirk Rice, Comfort Specialist

ALL ESTIMATES AND BIDS ARE GOOD FOR A PERIOD OF 30 DAYS FROM THE DATE ABOVE. 50% DOWN PAYMENT IS REQUIRED ON ACCEPTANCE OF BID CONTRACT WITH THE BALANCE DUE ON COMPLETION OF THE JOB. ANY BILL OVER 30 DAYS WILL BE ACCESSED A FINANCE CHARGE OF 2.0% MONTHLY.

The 1 You Can Trust

reliable1iowa.com

1834 CRESCENT DR. IOWA FALLS, IOWA, 50126 | 515-946-2327

7 2ND AVE. N.E. HAMPTON, IOWA, 50431 | 515-458-2681



MEMORANDUM

TO: Kent Harfst, Interim City Manager
Mayor and Council

FROM: Matt Alcazar, Project Coordinator

DATE: March 4, 2018

RE: Amendment #7 to extend the Service Agreement with Snyder & Associates

SUMMARY: Attached is Amendment No. 7 to the Agreement which was approved on February 6, 2017 for the On-Call Paving Specialist with Snyder & Associates, Inc. This Amendment is to extend the current agreement with Snyder & Associates for the term of one year.

REMOVE SECTION 17.E AND ADD SECTION 17.F TO THE
GENERAL TERMS OF THE ORIGINAL AGREEMENT:

E) This agreement shall be in full force and effect upon execution until February 6, 2019. At the end of the initial term of this agreement, the City may choose to renew this agreement for up to two (2) successive one (1) year terms.

F) This Agreement shall be in full force and effect upon execution until **February 6, 2020**. At the end of the renewal term of this Agreement, the City may choose to renew this Agreement for one (1) successive one (1) year term.

PREVIOUS COUNCIL ACTION: The Council approved an Agreement with the engineer to provide these On-Call Paving Specialist services on February 6, 2017. The Council also previously approved Amendments #1 thru #6 for ongoing construction projects.

BACKGROUND/DISCUSSION: This Amendment sets forth to provide the design services and construction services for future City projects.

Approval of this Amendment will authorize the City Manager to execute Amendment No. 7. Staff will seek Council approval for award of all future construction contracts prior to the letting of each project.

FINANCIAL IMPLICATIONS: This amendment does not increase or decrease current spending obligations. All future spending increases will be subject to amendment approval for each project.

RECOMMENDATION: It is recommended that Council approve Amendment No. 7 to extend the current Agreement with Snyder & Associates for the term of one year.

ALTERNATIVES: If Council chooses, they can:

1. Request staff start the process of procuring engineering services

CITY MANAGER COMMENTS: I support this recommendation for the City Council to extend the current agreement.

RESOLUTION NO. 2019 – ____

**AUTHORIZING ENTERING INTO AMENDMENT NO. 7 TO THE
ON-CALL PAVING SPECIALIST AGREEMENT OF FEBRUARY 6, 2017 WITH
SNYDER AND ASSOCIATES, INC., ANKENY, IOWA TO EXTEND ENGINEERING
SERVICES FOR THE TERM OF ONE YEAR**

WHEREAS, the City of Webster City entered into an On-Call Street Paving Specialist Agreement with Snyder and Associates, Inc., Ankeny, Iowa on February 6, 2017; and

WHEREAS, the City of Webster City now desires to enter into Amendment No. 7 to said agreement to extend engineering services for the term of one year; and

WHEREAS, the City Council and City Staff have reviewed said form of Amendment No. 7.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa to enter into Amendment No. 7 to the On-Call Paving Specialist Agreement with Snyder and Associates, Inc., Ankeny, Iowa, to provide engineering services for the preliminary and final design, topographic survey, utility coordination, plan preparation, contract documents, bid assistance services, and construction services for projects, and authorize the City Manager to execute the amendment.

BE IT FURTHER RESOLVED that said Amendment No. 7 is hereby approved upon being executed by both parties.

Passed and adopted this 4th day of March, 2019.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

WEBSTER CITY, IOWA

AMENDMENT No. 7 TO THE AGREEMENT FOR PROFESSIONAL SERVICES FOR THE ON-CALL STREET PAVING SPECIALIST

This Amendment to the Agreement for Engineering Services is made and entered into on the date hereinafter stated under City's signature, between the City of Webster City ("City"), Iowa, and Snyder & Associates, Inc. ("Professional").

For work on the On-Call Street Paving Specialist, the parties agree as follows:

1. **Engagement.** The City hereby engages the Professional to perform work necessary to provide all services as described in the Scope of Work in connection with this Amendment to the Contract.
2. **Scope of Work.** The Professional shall perform in a competent and professional manner, the scope of work as set forth in **Exhibit "A"** attached hereto and by reference incorporated herein.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Amendment to the Agreement. All provisions of the Agreement shall remain in full force and effect.

CITY OF WEBSTER CITY, IOWA

Kent Harfst, Interim City Manager

Dated: February 18, 2019

SNYDER & ASSOCIATES, INC.

Mark A. Land, P.E., Vice President

EXHIBIT "A"
SCOPE OF WORK

The City has elected to extend the On-Call Paving Specialist Agreement by one year. The changes to the Original Agreement dated February 6, 2017, are as follows:

REMOVE SECTION 17.E AND ADD SECTION 17.F TO THE GENERAL TERMS OF THE ORIGINAL AGREEMENT:

- f) This Agreement shall be in full force and effect upon execution until February 6, 2020. At the end of the renewal term of this Agreement, the City may choose to renew this Agreement for one (1) successive one (1) year term.

805 Des Moines Street
Webster City, IA 50595
(515) 832-2885
(515) 832-2515 fax

Gary J. Groves
gary@groveslaw.net

Zachary S. Chizek
zach@groveslaw.net



GROVES & CHIZEK LAW OFFICE

February 27, 2019

TO: Members of the City Council

RE: Summary of Professional Services for February 2019.

Dear Council Members:

Outlined below is a summary of professional services I have provided for the City of Webster City as City Attorney for the month of February 2019. The main issues I addressed this past month were (a) prepared amendments to various Code sections, including Chapter 99 and 101 related to wastewater, and Chapter 55 and 141 related to junk vehicles, (b) prepared real estate contracts for the sale of various properties owned by the City that we obtained through the abandoned property process, and (c) prepared an amendment to the option agreement with WC Partners, LLC as it relates to the old hospital hill property.

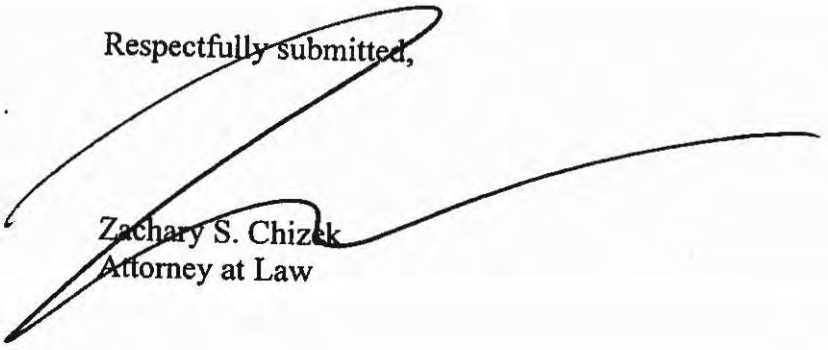
In regards to our Municipal Code, I have prepared amendments to Chapter 99 and 101 regarding penalties and steps to address violations of our wastewater discharge agreements with various industries in town. This has been completed at the request of the City's Engineer for our wastewater plant, Greg Sindt. I have presented these amendments to Ken Wetzler for review prior to presenting them to Council. Also, I have prepared amendments to Chapter 55 and 141 regarding junk vehicles. Both sections addressed junk vehicles and I felt it best to incorporate them all into one section going forward to avoid and future confusion.

In regards to the abandoned properties in town, I have prepared four (4) real estate contracts for the sale of these properties to parties whom wish to rehabilitate said properties. As with our other real estate contracts, the contract buyer has to pay ninety percent (90%) down and make the necessary repairs prior to receiving a deed from the City.

Finally, in regards to the amendments to the option agreement with WC Partners, LLC, as they are working through the IFA award process for their planned development at the old hospital hill site, IFA has provided them with requested changes to said option agreement to address IFA's concerns. I have made the necessary changes on the amendment which was presented at the Council meeting.

If you have any questions regarding any of the above summary please do not hesitate to contact me.

Respectfully submitted,



Zachary S. Chizek
Attorney at Law